

# \$559,962 - 277 Rancher Road, Ardrossan

MLS® #E4436811

**\$559,962**

3 Bedroom, 2.50 Bathroom, 2,108 sqft  
Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

The Aviator is a 2,108 sq. ft. front attached garage home featuring 3 bedrooms, 2.5 baths and a bonus room. The main floor has a 9 ft. ceiling. The foyer, with a privately located Half Bathroom, leads into a combined, open-concept great room and nook area for dining and entertaining purposes. The modern kitchen has a built-in microwave and a large walk-in pantry for extra space. The Upper floor includes 2 bedrooms, each with walk-in closets, a spacious bonus room, a full laundry room, the Primary Bedroom, and a main bathroom with double sinks and a linen closet. For added convenience, the laundry room includes a hanging rail and an extra linen closet. The Primary bedroom has a sizable walk-in closet and an accompanying ensuite featuring double sinks, and a soaker tub. The Aviator also has an optional basement development. Please note: Actual finishes may vary. Actual colour board is in the photos



Built in 2025

## Essential Information

MLS® #	E4436811
Price	\$559,962
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	2,108
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	277 Rancher Road
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B6

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Level Land, No Back Lane, No Through Road, Not Fenced, Not Landscaped, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 16th, 2025  
Days on Market      28  
Zoning                Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on June 13th, 2025 at 12:04pm MDT