

## \$595,000 - 282 Rancher Road, Ardrossan

MLS® #E4442014

**\$595,000**

3 Bedroom, 2.50 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

Ardrossan, Ardrossan, AB

Welcome to the Family Thrive 22 by award-winning Cantiro Homes! This 1,744 sq ft home offers thoughtful design for the whole family. The main floor features a welcoming foyer with built-in bench, a functional mudroom, and an open-concept layout with an 8' island and chef-inspired kitchen, complete with a silgranit sink, Kohler fixtures, and stainless Whirlpool appliances. Upstairs, enjoy a spacious primary bedroom with a 5-piece ensuite and walk-in closet, two more bedrooms with walk-in closets, a central bonus room, and convenient upstairs laundry. Interior finishes include Caesarstone quartz countertops with undermount sinks and triple-pane windows. Built with quality in mind—platon foundation wrap, airtight testing before possession, and energy-efficient lighting and plumbing throughout. \*Photos are for representation only. Colours and finishes may vary.\*

Built in 2025

### Essential Information

MLS® #	E4442014
Price	\$595,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,744
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	282 Rancher Road
Area	Ardrossan
Subdivision	Ardrossan
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B6

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Through Road, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	9
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 21st, 2025 at 3:32pm MDT