

\$1,020,000 - 194 Rancher Road, Ardrossan

MLS® #E4451193

\$1,020,000

4 Bedroom, 3.50 Bathroom, 2,344 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

This stunning WALKOUT 2 Storey is sure to impress, sitting on a large pie lot backing walking trail & trees & loaded with upgrades including A/C, 4 bedrooms, 3.5 baths & a 30x34' heated triple garage, 240V power & a 10'™ RV bay door w drive-thru door at back. A grand entrance welcomes you into the open-concept main floor with soaring ceilings. Chef's™ kitchen boasts modern cabinetry, massive pantry, gas stove with pot filler, & a quartz island overlooking the dining area. The living room features open to above ceilings & a sleek electric fireplace + spacious 2pc guest bath. Upstairs, retreat to the king-sized primary suite with a California walk-in closet & spa-like ensuite with a huge walk-in shower. Two more spacious bedrooms, a 4pc bath, & upper laundry complete the level. The fully finished walkout basement offers 9'™ ceilings, a large rec room, 4th bedroom, & another full bath. Enjoy the fenced & landscaped SW yard with a putting green, epoxy patio, & maintenance-free deck! This home is better than new!

Built in 2022

Essential Information

MLS® # E4451193

Price \$1,020,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,344
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	194 Rancher Road
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B4

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Patio, Vinyl Windows, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking	Heated, Triple Garage Attached, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 5th, 2025
Days on Market	62
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 October 6th, 2025 at 2:32am MDT