

\$579,900 - 6 Coulee Close, Ardrossan

MLS® #E4449277

\$579,900

3 Bedroom, 2.50 Bathroom, 1,894 sqft
Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

This 1,894 sq ft home offers a bright and open living area with a well-designed kitchen thatâ€™s perfect for everyday use and entertaining. Upstairs, youâ€™ll find a comfortable primary bedroom with an ensuite, along with a large laundry room and a versatile bonus room. The thoughtfully planned second bathroom provides a relaxing space, and two additional well-sized bedrooms complete the upper level. Attached garage. Over \$25,000 in upgrades! Please note: Photos are of a previous model, and actual finishes may vary. Actual colour board is in the photos

Built in 2025

Essential Information

MLS® #	E4449277
Price	\$579,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,894
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
--------	--------

Community Information

Address	6 Coulee Close
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B9

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, Brick, 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, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 23rd, 2025
Days on Market	77
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 8th, 2025 at 12:02pm MDT