

## \$514,900 - 140 Rancher Road, Ardrossan

MLS® #E4464870

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,829 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Experience upgraded luxury living in Ardrossan Heights with this beautifully finished 3-bedroom duplex backing onto a tranquil greenspace with no neighbours behind. The home showcases a modern, cohesive colour palette, an open-concept main floor, and a bright, inviting layout. The kitchen is a true focal point, featuring a large island with breakfast bar and seamless flow into the dining and living areas, all enhanced by generous natural light. Upstairs, the spacious primary suite offers a walk-in closet and a gorgeous 5-piece ensuite, complemented by two additional bedrooms, a 4-piece main bath, and a convenient upper-floor laundry room. This home already includes central A/C, completed front landscaping, and custom blinds, saving you time and expense. A double attached garage provides secure parking and extra storage, while the unfinished basement is ready for your future development ideas, all in a welcoming, family-friendly community with easy access to parks, schools, amenities, and major routes.

Built in 2024

### Essential Information

MLS® # E4464870

Price \$514,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,829         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 140 Rancher Road |
| Area        | Ardrossan        |
| Subdivision | Ardrossan II     |
| City        | Ardrossan        |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8E 0A7          |

### Amenities

|           |                                                                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached                                                                                                                                                             |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Flat Site, Level Land, Low Maintenance Landscape, 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    | November 5th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 80            |

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Listing information last updated on November 10th, 2025 at 3:32pm MST