

\$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	1
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 November 6th, 2025 at 6:17am MST