

## \$724,707 - 13 Berwick Bay, Ardrossan

MLS® #E4427379

**\$724,707**

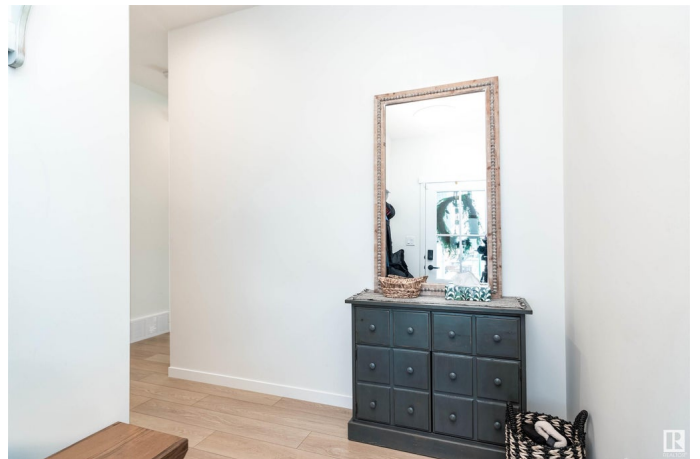
3 Bedroom, 2.50 Bathroom, 2,202 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

### FABULOUS HOME! FABULOUS LOCATION!

This beauty is situated on a pie lot in a quiet cul-de-sac and backs onto a beautiful greenspace/environmental reserve. Quality built by Coventry Homes and offers 2200 square feet! Fully fenced and landscaped backyard! Featuring an open layout with 9 ft ceilings, vinyl plank flooring, main floor flex room and a large living room. GORGEOUS KITCHEN! Ultra modern design with white cabinetry, Quartz counter tops, stainless steel appliances, walk-through pantry. Oversized dining area & large windows plus brand new blinds. Upstairs is a generous Bonus Room, 3 bedrooms, convenient laundry room and a 4 piece bathroom. The Primary Bedroom features a BEAUTIFUL 5 PIECE ENSUITE with soaker tub, shower, his & hers sinks, plus there's a walk-in closet with vanity area. OVERSIZED Double attached Garage that has a plumbed gas line for heat and 220 power. A wonderful family home for those wanting to be close to schools, school transit, walking trails & the spray park. See it today!



Built in 2021

### Essential Information

MLS® # E4427379

Price \$724,707

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,202
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13 Berwick Bay
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B3

### Amenities

Amenities	Ceiling 9 ft., Deck
Parking	220 Volt Wiring, Double Garage Attached, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

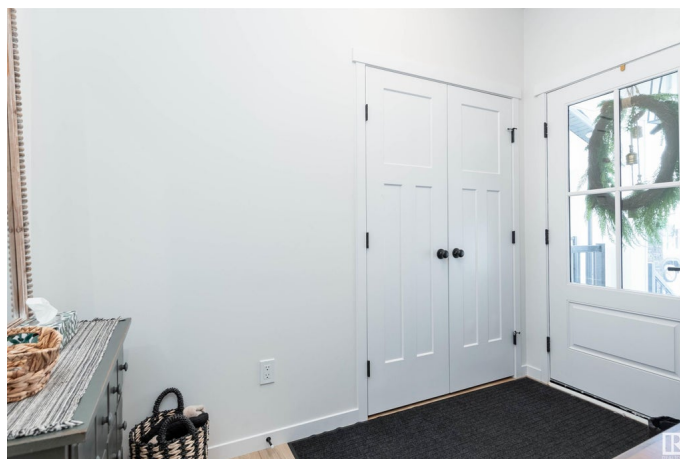
### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Private Setting, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 25th, 2025
Days on Market	27
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 April 21st, 2025 at 2:02pm MDT