# \$419,500 - 50 Brougham Drive, Ardrossan

MLS® #E4444710

#### \$419.500

3 Bedroom, 2.50 Bathroom, 1,321 sqft Single Family on 0.00 Acres

Ardrossan, Ardrossan, AB

This townhome built by Coventry Homes blends smart design with modern styleâ€"and comes with no condo fees. The kitchen features gorgeous cabinetry, quartz countertops, stainless steel appliances, and a striking tile backsplash, all flowing into the dining and living areas for a cohesive, open-concept feel. A convenient half bath completes the main level. Upstairs, the spacious primary bedroom offers a walk-in closet and 4-piece ensuite, while two additional bedrooms and a full bath complete the upper floor. The unfinished basement with bathroom rough-in is ready for your personal touch. Outside, enjoy a fully landscaped yard and double detached garage. Plus, your home is backed by the Alberta New Home Warranty Program. \*Home is under construction, photos not of actual home, some finishings may vary\*



Price

#### **Essential Information**

MLS® # E4444710

\$419,500

Bedrooms 3

Bathrooms 2.50

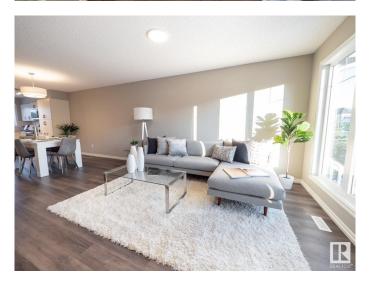
Full Baths 2

Half Baths 1

Square Footage 1,321







Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Residential Attached

Style 2 Storey
Status Active

### **Community Information**

Address 50 Brougham Drive

Area Ardrossan
Subdivision Ardrossan
City Ardrossan
County ALBERTA

Province AB

Postal Code T8E 0B8

#### **Amenities**

Amenities Carbon Monoxide Detectors, Detectors Smoke, Smart/Program.

Thermostat, Vinyl Windows, HRV System

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Landscaped, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 27th, 2025

Days on Market 51

## 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 August 17th, 2025 at 6:02pm MDT