

## \$644,900 - 9 Stagecoach Link, Ardrossan

MLS® #E4455623

**\$644,900**

4 Bedroom, 2.50 Bathroom, 2,375 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Welcome to The Escalade II by Daytona Homes. A thoughtfully designed 2,375 sq. ft. two-storey home with a front-attached garage. Inside, you'll find four spacious bedrooms, two and a half bathrooms, and a versatile upper-floor bonus room, making it ideal for growing families or those who love to entertain. The main floor boasts a modern, open-concept kitchen complete with a walk-through pantry and a central island with an extended eating bar. The kitchen flows seamlessly into the Great Room and dining nook, offering a bright and open space for everyday living. Upstairs, the layout includes four bedrooms, a full main bathroom, a laundry room and a bonus room perfect for a home office. The primary features a large walk-in closet and a private ensuite with double sinks, a soaker tub, and a glass-enclosed shower. 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® #	E4455623
Price	\$644,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,375
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9 Stagecoach Link
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, Stone, Vinyl
Exterior Features	Flat Site, Level Land, No Back Lane, Not Fenced, Not Landscaped, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 2nd, 2025

Days on Market                3

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 September 5th, 2025 at 9:02pm MDT