

# \$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 style 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\*



Built in 2025

## Essential Information

MLS® #	E4444710
Price	\$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	66

## 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 31st, 2025 at 11:32pm MDT