

24 Main Street
Ardley, Alberta
MLS # A2234335

\$299,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,442 sq.ft.	Age:	1951 (74 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Gravel Driveway		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Wood Frame, Wood Siding

Zoning: R-3

Foundation: Block

Utilities: -

Features: Ceiling Fan(s), Kitchen Island, Storage, Sump Pump(s), Vinyl Windows

Inclusions: Smaller Shed,

Spacious Bungalow on a Huge Lot Backing Onto Open Country – Ardley, AB Welcome to this inviting and well-maintained bungalow nestled on a generous lot in the quiet community of Ardley. Backing onto wide open countryside, this property offers the perfect setting for peaceful rural living with plenty of space to grow. Step inside to discover a thoughtfully updated kitchen with a large island, perfect for meal prep or casual gatherings. The separate dining room and spacious living room, complete with a corner wood-burning fireplace, create a warm and welcoming atmosphere. The main floor features two large bedrooms, a 4-piece main bath, and a 4-piece ensuite off the primary bedroom. The entryway doubles as a convenient laundry/utility room, adding practicality to the home's layout. Downstairs, the full basement is wide open and ready for your ideas—whether you're envisioning a rec room, extra bedrooms, or a home gym, the possibilities are endless. Outside, the large garage provides ample space for parking, storage, or working on your projects and gear. Recent upgrades include: New flooring (2020) New roof (2022) New hot water tank Utilities include a septic system (tank with gravity flow to field) and a private water well, offering cost-effective, self-sufficient living. If you're looking for a peaceful, spacious home with room to expand in a quiet rural setting, this is it. Book your showing today!