

# \$399,000 - 9 Main Street, Ardley

MLS® #A2237664

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,719 sqft

Residential on 2.12 Acres

NONE, Ardley, Alberta

Welcome to the quaint, quiet hamlet of Ardley!! Situated on a 2.12-acre parcel, this 1.5-story home offers numerous great updates throughout, placed on a new poured concrete foundation in 2013. Offering 4 total bedrooms and 2 full baths. The main level features, main floor laundry room off the back entrance mudroom leading to the kitchen access, flowing through to the formal dining room space and living room, the main floor is finished off with a primary suite, an additional bedroom, 3 pc. bath with a jetted tub. The upper level offers 2 nice-sized bedrooms and a 3 pc. bath. The basement offers a blank slate to make how design your own personal space. The yard space offers lots of room to expand and build your perfect acreage setting, the luxury of the large greenhouse space, modest barn space with machine/tractor storage, and a double detached garage outfit the space perfectly. Perimeter fenced and a large fenced area to keep children and pets contained and secure. A garden plot and some pasture are also available to utilize if you so choose. Come build your dreams on this lovely setting in central Alberta.

Built in 1950

## Essential Information

MLS® # A2237664

Price \$399,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,719
Acres	2.12
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9 Main Street
Subdivision	NONE
City	Ardley
County	Red Deer County
Province	Alberta
Postal Code	T0M0V0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, No Smoking Home, Storage, Vinyl Windows, Wood Windows, Sump Pump(s)
Appliances	Dryer, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Garden, Private Yard, Storage, Dog Run
Lot Description	Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, Private, Gentle Sloping, Pasture, Square Shaped Lot
Roof	Asphalt Shingle, Metal

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	62
Zoning	R3

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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