

Single Family

26 RANCHER RD

ACTIVE

\$514,900 (LP)



Area/City Ardrossan
Community Ardrossan II
Postal Code T8E 0A6
Zone 80
Building Type Half Duplex
Yr Built/Eff Yr 2018 /
Style 2 Storey
Plan/Blk/Lot 1723357 / 7 / 22
Unit/UF /
Linc # 0037761616
Title to Land Fee Simple **Zoning**

List Date 6/6/2026 **E4492343**
Pending Until
Time Clse/Hrs /
Conform Report / **LI \$**
Tax Amt/Yr \$3,193.41 / 2025 **LI Yr**
Restrictions **Zero Lot Line** No
None Known
Baths/Ensuites 2.1 / 1 **Add'l Rms** 0
Beds/Beds Ab. 3 / 3
Prop. Condition



Schedule a Showing

Buyer to accept title insurance in lieu of an RPR.

Welcome to this beautiful 1,760 sq. ft. half duplex in the highly sought-after community of Ardrossan! Designed with families in mind, this home offers 3 spacious bedrooms, including a generous primary retreat featuring a walk-in closet & private 4-piece ensuite. Two additional bedrooms showcase charming custom wall murals, creating the perfect space for children. A large bonus rm provides extra living space for relaxing or entertaining, while the spacious laundry area adds everyday convenience. The bright, open-concept main floor features a stunning kitchen with quartz countertops, corner pantry, & a large dining area overlooking the green space. The kitchen flows seamlessly into the inviting family room highlighted by a cozy fireplace. Step outside to the backyard deck & enjoy peaceful views as the property backs directly onto a beautiful green space, offering privacy & a wonderful outdoor setting. Completing the main floor is a two piece bath rm & a spacious mudroom with built in seating.

Living Room	Bedroom 3	U	Bath	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	Bedroom 4	M	1	U	4	Yes	Main Level		
Kitchen		M	2	U	4	No	Upper		
Family Room		M	3	M	2	No	Above Grade		
Den			4				Lower Level		
Bonus Room		U	5				Below Grade		
Primary Bedroom		U	6				Total A.G.	164.43	1,769.92
Bedroom 2		U	7				Finished Lvl's	2	

Heat Source Natural Gas **Heat Type** Forced Air-1
Roof Asphalt Shingles
Foundation Concrete **Construction** Wood Frame
Exterior Stone, Vinyl
Features Air Conditioner, Deck, Vinyl Windows, See Remarks
Basement Full / Unfinished
Separate Ent. **2nd Suite** No **Permit**
Garden Suite **Permit**
Garage Suite **Permit** **Front Exp.** E
Lot SqM **Lot Shape** Rectangular
Tot. Ac. **F x D (m)** x
Flooring Carpet, Ceramic Tile, Vinyl Plank

Goods Incl. Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
F/P Yes **F/P Fuel** Electric
F/P Type Mantel

Goods Excl.
HOA No **Fee** **Sched**
Fee Incl

Site Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, See Remarks

Parking **Total** Double Garage Attached
Encl.
Warranty
Rd Access Paved
Grge Dim.

Condo Name	Floor Location	Floor #	# Floors Bldg
Condo Fee	Unit Exp.	Balcony/Terrace	Elevator
Fee Includes	Park Plan	Desc/Unit/UF	/ /
	Stall #	Encl. Park	Min. Age
	Titled Storage	Strg Unit	
	Prop Mgmt/#		/

Seller Name Brook and Kindra Hoffos **Appt:** Must Confirm Appointment **Appt Name** Heidi
List Agent 1 Heidi Gillespie - Ph: 780-718-7502 **Appt Ph#** 780-718-7502
Agent Email heidigillespie55@gmail.com **Occupancy** Seller
List Office 1 Royal LePage Prestige Realty - Off#: 780-464-7240 **Ownership** Private
List Agent 2 **Possession** **Days** 60 **Notes** Neg
List Office 2 **Input Date** 6/6/2026 2:23 PM **Expiry Date** 9/30/2026 **DOM** 2
Co-Op Comm 3.5% on the first \$100 and 1.5% on the balance **SRR Y/N** No **Exclusion** No **Excl. Date** **CDO** 2

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2