

# \$299,000 - 22 Main Street, Ardley

MLS® #A2224949

**\$299,000**

2 Bedroom, 2.00 Bathroom, 720 sqft

Residential on 0.36 Acres

NONE, Ardley, Alberta

First time buyers or Seniors ready to downsize. Maybe looking to have a home / shop to start a business. Take a look at this cozy Park Model with a 14x12 addition on approximately 1/3 of an acre. A nice 30x40 workshop/garage with double doors and tall walls to fit your RV inside and other vehicles. The addition has bathroom, large closet and second bedroom plus a foyer type entry way. Property is fenced with trees and fruit trees. Very peaceful small town living.

Built in 2009

## Essential Information

MLS® #	A2224949
Price	\$299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	720
Acres	0.36
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Park Model
Status	Active

## Community Information

Address 22 Main Street



Subdivision	NONE
City	Ardley
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

### Amenities

Parking Spaces	4
Parking	RV Access/Parking, Additional Parking, RV Garage, Workshop in Garage
# of Garages	4

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Fruit Trees/Shrub(s), Level, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	None

### Additional Information

Date Listed	May 28th, 2025
Days on Market	96
Zoning	R3

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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