

\$329,900 - 22 Main Street, Ardley

MLS® #A2224949

\$329,900

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 | \$329,900 |
| 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 | Additional Parking, RV Access/Parking, RV Garage, Workshop in Garage |
| # of Garages | 4 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Vaulted Ceiling(s), Central Vacuum, Skylight(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, Level, No Neighbours Behind, Treed, Fruit Trees/Shrub(s) |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | None |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 28th, 2025 |
| Days on Market | 53 |
| Zoning | R3 |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.