

Courtesy Of Kiefer Rose Of Exp Realty

## **\$498,900 - 4227 Allan Link, Edmonton**

MLS® #E4431478

**\$498,900**

4 Bedroom, 2.50 Bathroom, 1,513 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Ambleside! This exceptional home offers an open-concept living room with clean finishings & a very functional floor plan. The modern kitchen boasts loads of cabinetry, ample counter space & a centre island for entertaining. This house has energy efficient triple-pane windows & a high efficiency furnace, complemented by central A/C! The master bedroom features a 3 piece ensuite & a spacious walk-in closet. The fully finished basement offers a family room, 4th bedroom, extra storage, & roughed in bathroom awaiting your ideas! This home also features a landscaped & fully fenced backyard with an inviting deck for those beautiful evening BBQs™. Enjoy the benefits of the large corner lot with easy access to the oversized detached double garage, as well as lots of extra street parking for your visiting guests! This prime location offers an abundance of amenities, including schools, parks, & Windermere shopping centres, with quick access to the Henday! Seller is a licensed REALTOR in AB with EXP Realty

Built in 2014

### **Essential Information**

MLS® # E4431478

Price \$498,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,513                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4227 Allan Link |
| Area        | Edmonton        |
| Subdivision | Ambleside       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2K1         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 56          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 4:32pm MDT