

## \$625,000 - 7122 Armour Link, Edmonton

MLS® #E4449531

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Mum and Dad coming to visit? Need a nanny suite? The fully finished basement is a standout feature, complete with a large recreation room, fourth bedroom, full bathroom, and a second kitchen. This impeccably maintained two-storey home offers over 2,680 sq ft of total living space, perfectly situated in the highly sought-after community of Ambleside. Ideally located near top-rated schools, shopping, dining, and a nearby golf course, this home combines everyday convenience with exceptional lifestyle opportunities. Inside, you'll find four generously sized bedrooms and 3.5 bathrooms, including a stunning primary suite with dual walk-in closets and a spacious ensuite. The upper-level bonus room is bright and versatile—ideal for a home office, playroom, or family movie nights. Additional highlights include a cozy gas fireplace, a beautifully landscaped and fully fenced yard, a large deck for outdoor entertaining, and a double attached garage. This is the turnkey family home! Just move in.

Built in 2013

### Essential Information

MLS® # E4449531

Price \$625,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,970                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7122 Armour Link |
| Area        | Edmonton         |
| Subdivision | Ambleside        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 2P1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, HRV System       |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                      |
| Appliances        | Dryer, Fan-Ceiling, Garage Opener, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                             |
| Fireplace         | Yes                                                                                                   |
| Fireplaces        | Remote Control                                                                                        |
| Stories           | 3                                                                                                     |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Finished                                                                                        |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                     |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Brick, Vinyl       |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 56         |

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Listing information last updated on August 2nd, 2025 at 11:17pm MDT