

## \$590,000 - 7122 Armour Link Link, Edmonton

MLS® #E4458866

**\$590,000**

4 Bedroom, 3.50 Bathroom, 1,974 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Thoughtfully designed with a flexible layout, ideal for single-family living or multi-generational lifestyles. Offering approx 2800sf of total living space on 3 levels. 3 living areas, 2 kitchens, 3 dining areas, 4 bedrooms & 4 bathrooms. Sunny South fronting, open layout features a cool toned neutral modern palette. Living room highlights a linear gas fireplace & views of private yard. Kitchen features white shaker profile cabinets, black granite, prep island & corner pantry. Spacious nook with direct access to deck. Upper level bonus room for family movie nights. Primary bedroom will house a king sized set & is complete with dual walk-in closets & 4pc ensuite. 2 additional bedrooms & 4pc bathroom for a growing family. Lower level offers an oversize recreation room which will accommodate most furniture arrangements. 2nd kitchen & 2nd dining area for inlaws, entertaining or extended guest stays. 4th bedroom & full bathroom complete this level. Steps to multiple parks/ponds & within catchment of 4 schools.

Built in 2013

### Essential Information

MLS® # E4458866

Price \$590,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,974                  |
| 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 Link |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2P1               |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, No Smoking Home, See Remarks |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached             |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Countertop Electric, Stove-Electric, Washer, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Fireplaces        | See Remarks                                                                                                                                            |
| Stories           | 3                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                         |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                             |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Margaret-AnnArmour/St John |
| Middle     | Margaret-AnnArmour/St John |
| High       | Lillian Osborne            |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 29                   |
| Zoning         | Zone 56              |
| HOA Fees       | 105                  |
| HOA Fees Freq. | Annually             |

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 October 20th, 2025 at 4:17am MDT