

## \$640,000 - 7122 Armour Link, Edmonton

MLS® #E4437721

**\$640,000**

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® #	E4437721
Price	\$640,000



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	May 22nd, 2025
Days on Market	27
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 June 18th, 2025 at 11:03am MDT