

\$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	26
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 17th, 2025 at 2:32pm MDT