

## **\$635,000 - 7085 Armour Bend, Edmonton**

MLS® #E4452383

**\$635,000**

3 Bedroom, 2.50 Bathroom, 2,320 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

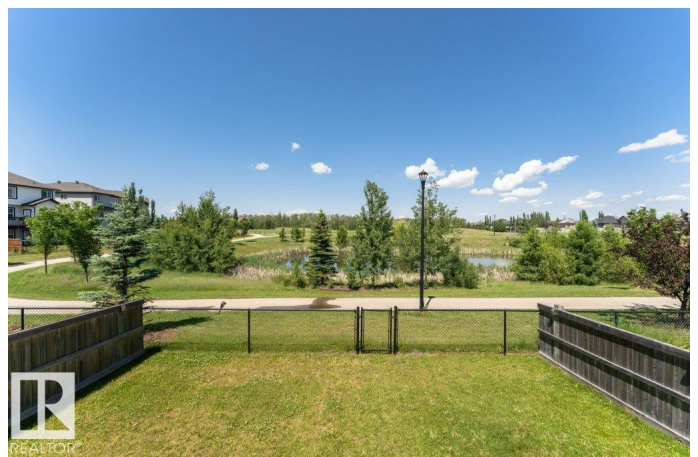
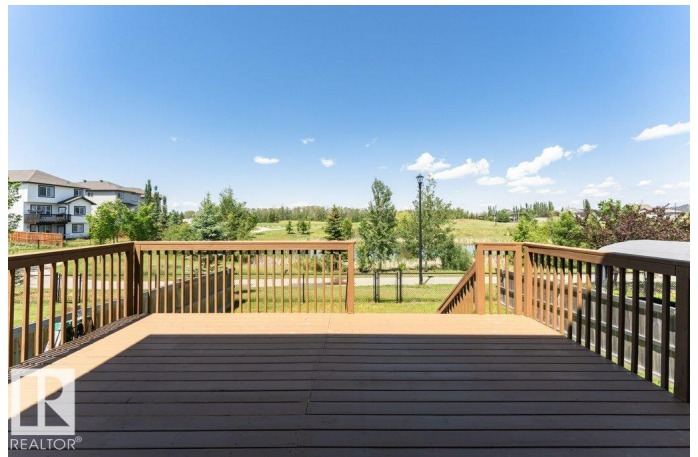
GREAT VALUE for this well appointed, freshly painted 2 storey BACKING ONTO A POND & GREENSPACE in desirable Ambleside. Located only a few blocks from the new K-9 school, shopping, services, parks & public transportation this home definitely offers location! You'll appreciate the well appointed kitchen with quartz countertops, island, full height cabinets, corner pantry, stainless appliances, high end 6 burner gas stove & a large sized eating nook overlooking the greenspace. The main floor also features a formal Dining Room (can also be used as an office) a spacious & bright Great Room with fireplace that overlooks the pond & greenspace, a 2 pce. Bath & a dedicated Laundry Room. Upstairs you'll find a large Bonus Room with vaulted ceilings, a small Den & 3 very generous sized Bedrooms. The Primary has a large walk in closet & 5 pce. ensuite with granite countertops, separate shower & deep jetted soaker tub. The freshly stained deck and fence are complete and the yard is fully landscaped.

Built in 2015

### **Essential Information**

MLS® # E4452383

Price \$635,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,320                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7085 Armour Bend |
| Area        | Edmonton         |
| Subdivision | Ambleside        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 2N9          |

### Amenities

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Television Connection, Vaulted Ceiling, See Remarks, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                                                                                                |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Fireplaces        | Tile Surround                                                                                                        |
| Stories           | 2                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

### Exterior

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

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                             |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 56           |

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Listing information last updated on August 18th, 2025 at 1:17am MDT