

## **\$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

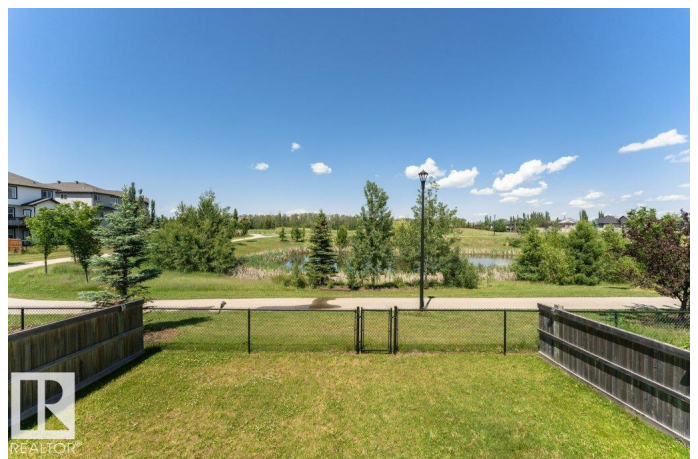
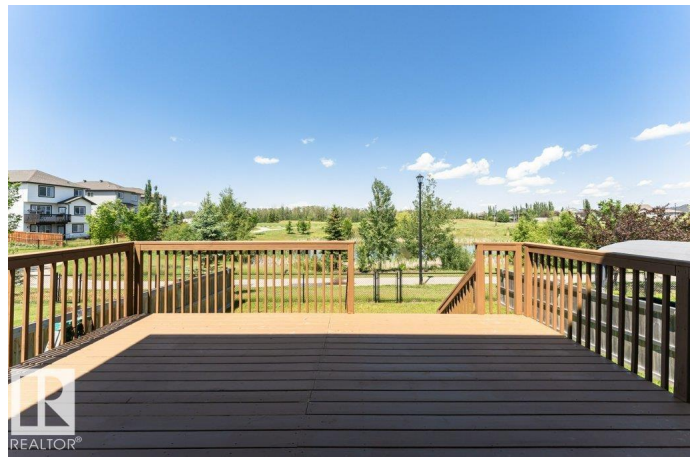
GREAT VALUE for this well appointed, freshly painted 2 storey BACKING ONTO A POND & GREENSPACE in desirable Ambleside. Located only a few blocks from the new K-9 school, shopping, services, parks & public transportation this home definitely offers location! Youâ€™ll appreciate the well appointed kitchen 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 youâ€™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
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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	1
Zoning	Zone 56

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Listing information last updated on August 12th, 2025 at 4:32am MDT