

\$599,800 - 7122 Armour Link Link, Edmonton

MLS® #E4458866

\$599,800

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 \$599,800



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	15
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 6th, 2025 at 1:32pm MDT