

## **\$675,000 - 7085 Armour Bend, Edmonton**

MLS® #E4442192

**\$675,000**

3 Bedroom, 2.50 Bathroom, 2,250 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Well appointed and freshly painted 2 storey BACKING ONTO A POND & GREENSPACE in desirable Ambleside. Located only a few blocks from the new K-9 school & close to the newly announced hospital, shopping, services, parks & public transportation this home definitely offers location! Youâ€™ll appreciate the well appointed kitchen with quartz countertops, large island, full height cabinets, pantry, stainless appliances, high end 6 burner gas stove and a good sized eating nook. The main floor also features a formal Dining Room, 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 Bonus Room with vaulted ceilings, a small Den & 3 very generous sized Bedrooms. The Primary, which overlooks the pond, has a walk in closet & 5 pce. ensuite with granite countertops, separate shower and deep jetted soaker tub. The freshly stained deck and the fence are complete and the yard is fully landscaped.

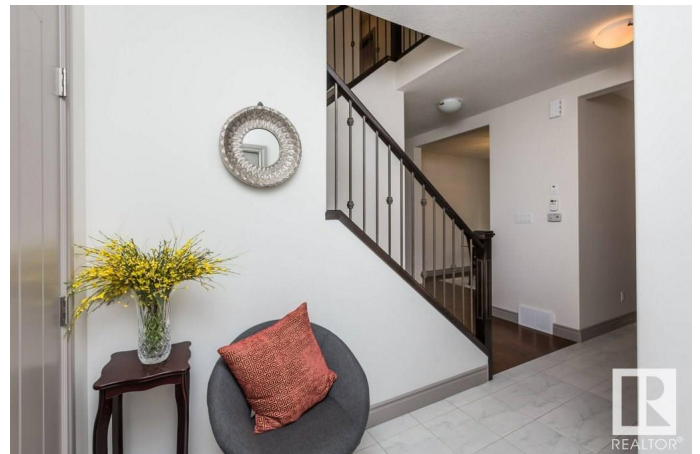
Built in 2015

### **Essential Information**

MLS® # E4442192

Price \$675,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,250                  |
| 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, Window Coverings |
| 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    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 56         |

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Listing information last updated on June 14th, 2025 at 11:47pm MDT