

\$650,000 - 7085 Armour Bend, Edmonton

MLS® #E4442192

\$650,000

3 Bedroom, 2.50 Bathroom, 2,320 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

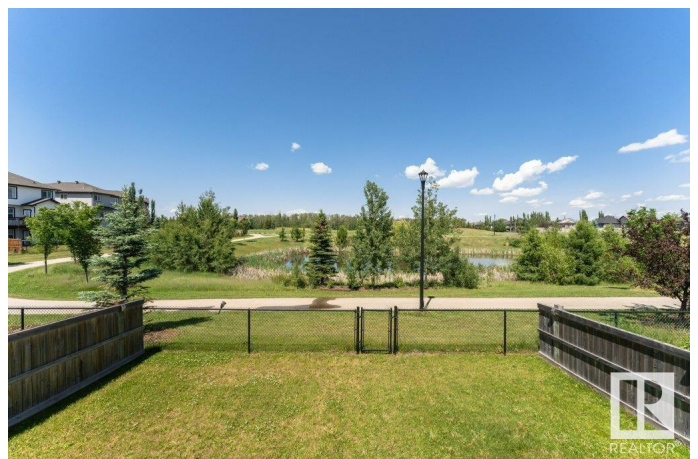
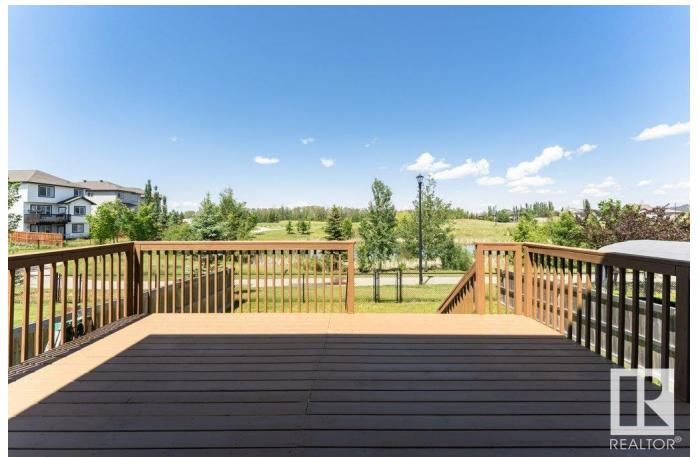
Well appointed and freshly painted 2 storey **BACKING ONTO A POND & GREENSPACE** in desirable Ambleside. Located only a few blocks from the new K-9 school, shopping, services, parks & public transportation this home definitely offers location! Youâ€™ll appreciate the well appointed kitchen with quartz countertops, island, full height cabinets, corner pantry, stainless appliances, high end 6 burner gas stove and 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, 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 \$650,000



| | |
|----------------|------------------------|
| 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, 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 | 52 |
| Zoning | Zone 56 |

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