

## **\$599,900 - 5 7115 Armour Link, Edmonton**

MLS® #E4443296

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,504 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to EASY LIVING in the HIGHLY-DESIRED Ambleside 45+ community! From curb appeal to convenience, this home has it ALL. The QUAIN front porch provides a WELCOMING feel & you'll immediately notice the SPACIOUS & OPEN FLOORPLAN upon entry! Kitchen is an ABSOLUTE CULINARY DREAM with TONS of CRISP WHITE CABINETRY, STAINLESS STEEL APPLIANCES, & ISLAND for ADDITIONAL SEATING! Living area hosts a GORGEOUS CORNER FIREPLACE as well as access to the DECK situated in the backyard! Make your way to the INCREDIBLE PRIMARY SUITE to find TONS OF NATURAL LIGHT, EXQUISITE 5PC ENSUITE, & WALK-IN CLOSET! The 2nd BDRM/OFFICE, 4PC BATH, & LAUNDRY complete the main level. As you head to the lower level, you'll find the 3rd BDRM w/WALK-IN CLOSET along with STORAGE & RECREATION rooms! Backyard is the PERFECT OASIS to enjoy time with friends/family or simply relaxing on your own, & a DBL GARAGE ATTACHED is just another ADDED PERK with this STUNNER! LOCATION is PRIME as you'll be close to ALL AMENITIES!

Built in 2015

### **Essential Information**



MLS® #	E4443296
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,504
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	5 7115 Armour Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2V2

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	2
Zoning	Zone 56
Condo Fee	\$482

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