

\$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 | 1 |
| Zoning | Zone 56 |
| HOA Fees | 105 |
| HOA Fees Freq. | Annually |

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Listing information last updated on September 22nd, 2025 at 5:02am MDT