

## \$479,900 - 4223 Allan Link, Edmonton

MLS® #E4459386

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,482 sqft

Single Family on 0.00 Acres

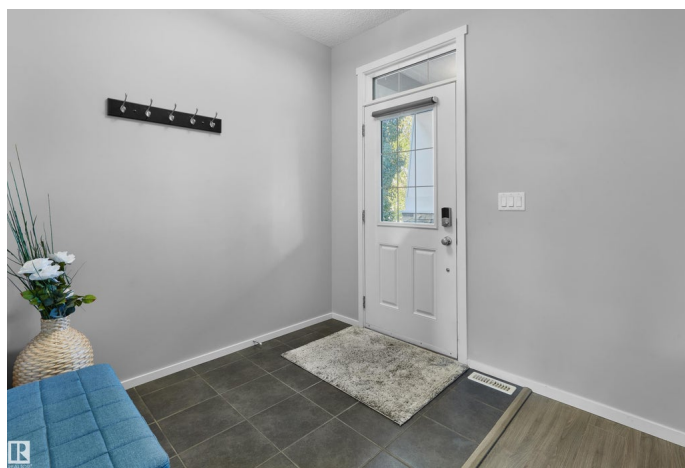
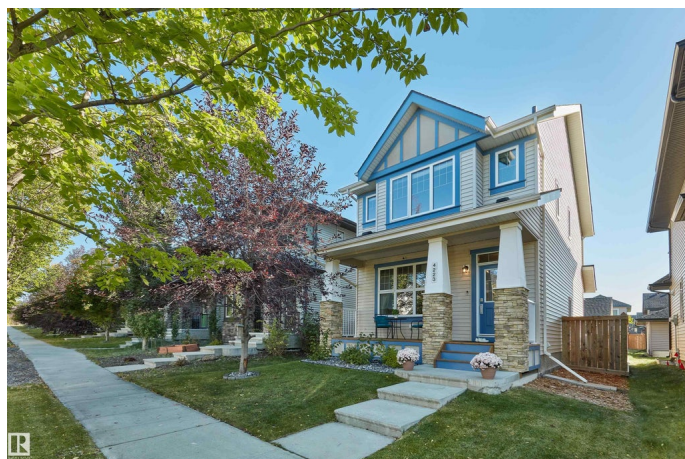
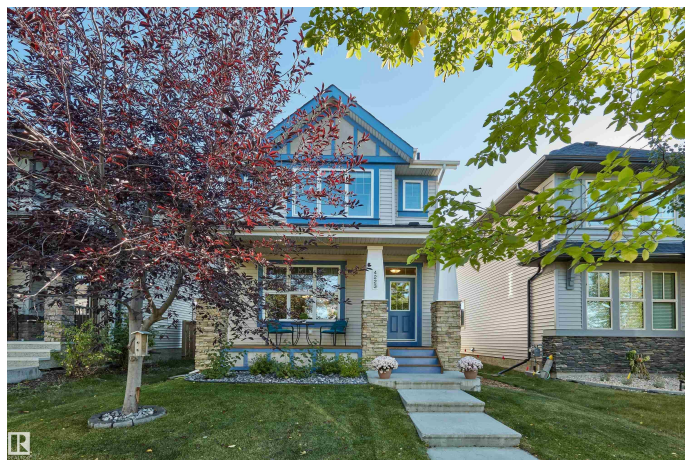
Ambleside, Edmonton, AB

Move-in-ready in Ambleside! This bright 2-storey impresses with 9 ft. ceilings on the main floor, a beautiful two-sided fireplace, granite counters, stainless steel appliances & a spacious mud room. Stay cool in the summer with central air conditioning. Upstairs offers 3 bedrooms, along with 2 full bathrooms for added comfort & convenience. The unfinished basement provides endless possibilities—home gym, rec room, or guest suite. Outside, enjoy a fully fenced, professionally landscaped yard with a composite deck, perfect for entertaining. A drywalled & painted double garage adds extra function & polish. Built in 2014 on a 325.35 sq. m. lot, this home combines comfort & convenience in one of Edmonton's most walkable communities, steps from schools, parks, shopping, Anthony Henday & the River Valley.

Built in 2014

### Essential Information

MLS® #	E4459386
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,482
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4223 Allan Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 25th, 2025
Days on Market	1
Zoning	Zone 56
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on September 26th, 2025 at 3:47am MDT