

## \$588,000 - 7132 Armour Link Link, Edmonton

MLS® #E4452558

**\$588,000**

4 Bedroom, 3.50 Bathroom, 1,965 sqft

Single Family on 0.00 Acres

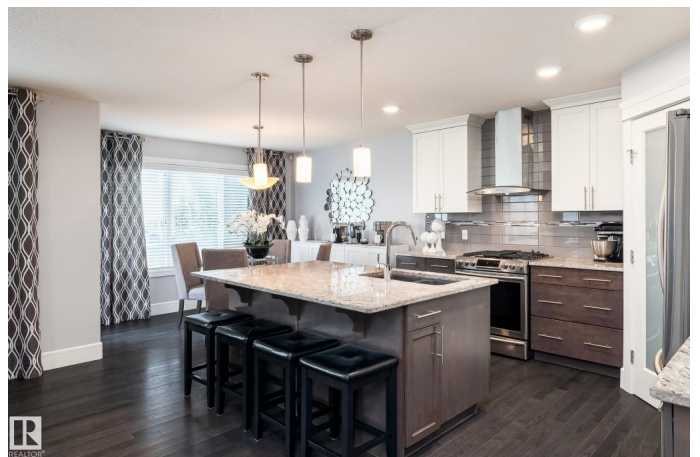
Ambleside, Edmonton, AB

Welcome to this turnkey 4-bed, 4-bath home in the heart of Ambleside, offering nearly 2,700 sq. ft. of impeccably maintained living space designed for comfort, style, and functionality. The bright, open-concept main floor is filled with natural light, perfect for everyday living and entertaining. Upstairs, the luxurious primary suite features a spacious 5 piece ensuite and walk-in closet, joined by two additional bedrooms, a full bath, and a spacious bonus room. The professionally finished basement adds a fourth bedroom, full bath, and versatile rec room, while the double attached garage provides convenience and storage. Central A/C, garage heater, stone patio, hot & cold garage taps, central vac, bbq gas line, storage shed, brand new washer & dryer and more! Ideally located steps from schools, shopping, dining, transit, parks, trails, and green spaces. SHOW WITH CONFIDENCE 10/10

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452558  |
| Price      | \$588,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,965                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7132 Armour Link Link |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2P1               |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Air Conditioner, No Smoking Home, Patio, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached                                              |

### Interior

|                   |                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                               |
| Fireplaces        | See Remarks                                                                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                                                    |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                          |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 56           |

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Listing information last updated on August 28th, 2025 at 4:33pm MDT