

\$635,000 - 7085 Armour Bend, Edmonton

MLS® #E4452383

\$635,000

3 Bedroom, 2.50 Bathroom, 2,320 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

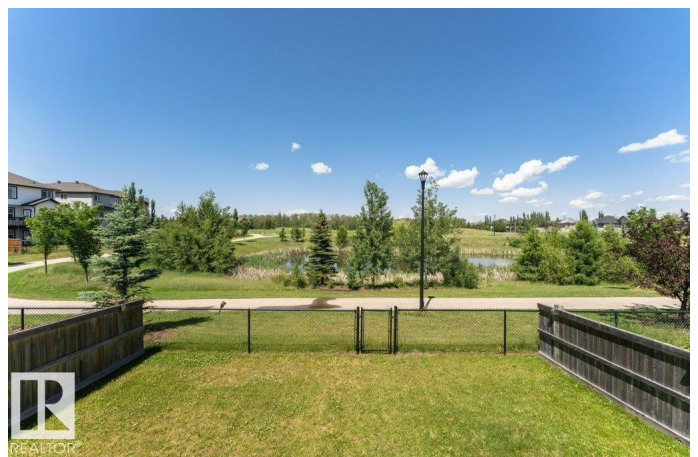
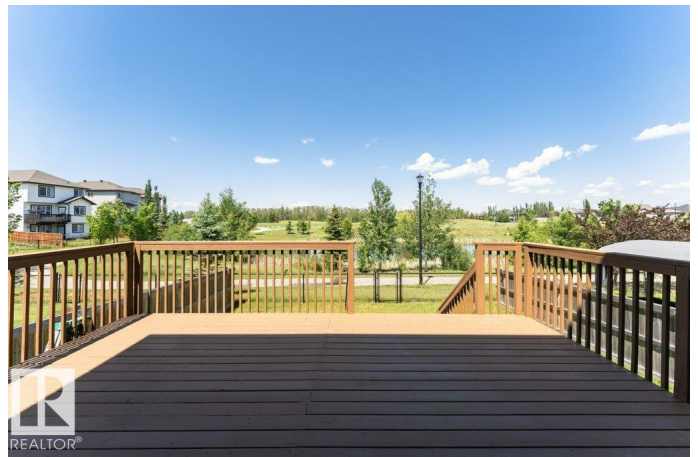
GREAT VALUE for this well appointed, freshly painted 2 storey BACKING ONTO A POND & GREENSPACE in desirable Ambleside. Located only a few blocks from the new K-9 school, shopping, services, parks & public transportation this home definitely offers location! You'll appreciate the well appointed kitchen with quartz countertops, island, full height cabinets, corner pantry, stainless appliances, high end 6 burner gas stove & 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 you'll find a large Bonus Room with vaulted ceilings, a small Den & 3 very generous sized Bedrooms. The Primary has a large walk in closet & 5 pce. ensuite with granite countertops, separate shower & deep jetted soaker tub. The freshly stained deck and fence are complete and the yard is fully landscaped.

Built in 2015

Essential Information

MLS® # E4452383

Price \$635,000



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
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	August 11th, 2025
Days on Market	10
Zoning	Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 12:47am MDT