

\$675,000 - 7085 Armour Bend, Edmonton

MLS® #E4442192

\$675,000

3 Bedroom, 2.50 Bathroom, 2,320 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Well appointed and freshly painted 2 storey BACKING ONTO A POND & GREENSPACE in desirable Ambleside. Located only a few blocks from the new K-9 school & close to the newly announced hospital, shopping, services, parks & public transportation this home definitely offers location! Youâ€™ll appreciate the well appointed kitchen with quartz countertops, large island, full height cabinets, pantry, stainless appliances, high end 6 burner gas stove and a good sized eating nook. The main floor also features a formal Dining Room, a spacious & bright Great Room with fireplace that overlooks the pond & greenspace, a 2 pce. Bath & a dedicated Laundry Room. Upstairs youâ€™ll find a Bonus Room with vaulted ceilings, a small Den & 3 very generous sized Bedrooms. The Primary, which overlooks the pond, has a walk in closet & 5 pce. ensuite with granite countertops, separate shower and deep jetted soaker tub. The freshly stained deck and the fence are complete and the yard is fully landscaped.

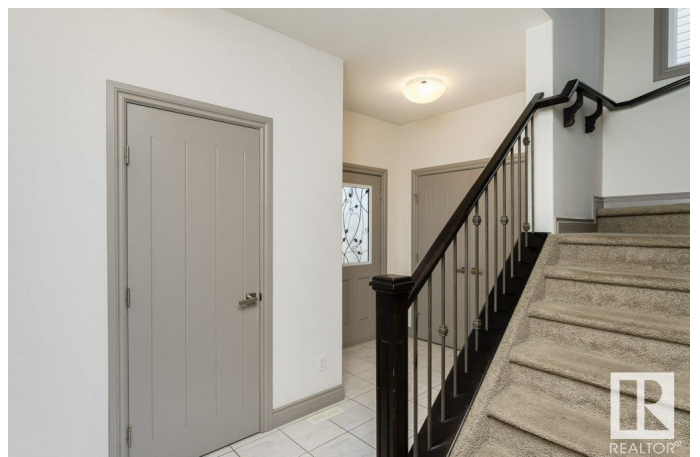
Built in 2015

Essential Information

MLS® # E4442192

Price \$675,000

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, Window Coverings
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	June 13th, 2025
Days on Market	25
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 July 8th, 2025 at 3:17am MDT