

## \$665,000 - 7085 Armour Bend, Edmonton

MLS® #E4442192

**\$665,000**

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	\$665,000
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	28
Zoning	Zone 56

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Listing information last updated on July 11th, 2025 at 3:17pm MDT