

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

MLS® #E4459386

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,482 sqft

Single Family on 0.00 Acres

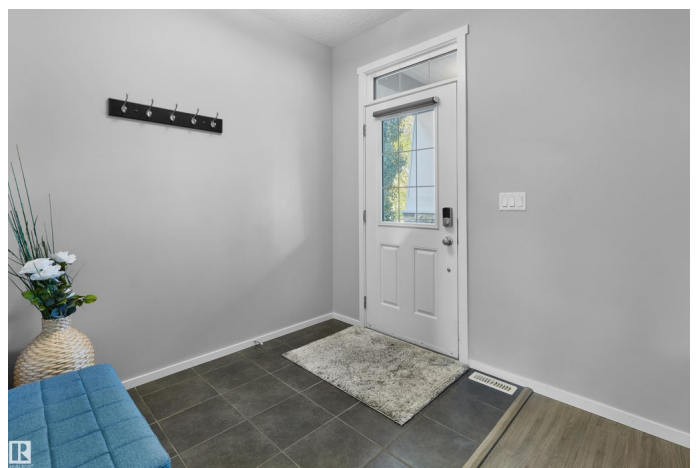
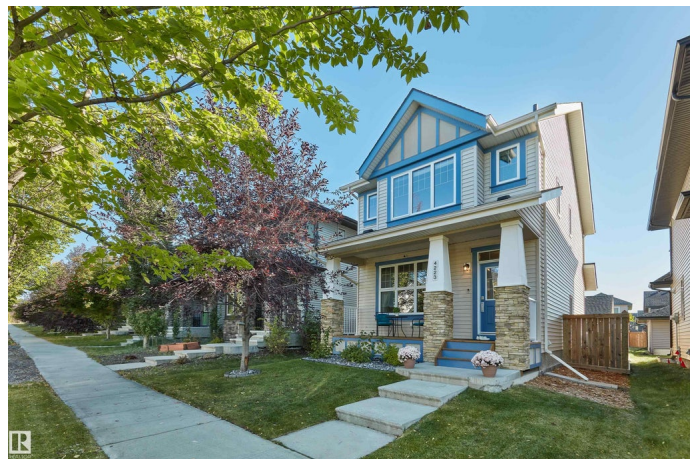
Ambleside, Edmonton, AB

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 | 5                    |
| Zoning         | Zone 56              |
| HOA Fees       | 150                  |
| HOA Fees Freq. | Annually             |

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 September 30th, 2025 at 6:17am MDT