



**Edmonton** **Ambleside LP: \$725,000**  
 835 ARMITAGE WD NW T6W 0K4 SP: M

**Listing ID #** E4490017 **ACTIVE**  
**Building Type** Detached Single Family  
**Style** 2 Storey  
**Year Built** 2012  
**Full Baths** 3  
**Half Baths** 1  
**Total Baths** 3.1  
**Tot Flr AG SqFt** 2,401.02  
**Sold Date**  
**Bedrooms Above** 3  
**Bedrooms Total** 3  
**Basement** Full  
**Basement Dev** Fully Finished  
**Tot Flr AG SqM** 223.06

[URL-Virtual Tour](#) [URL-Brochure](#)

This wonderful Ambleside home is move in ready! Situated on a large pie lot near Dr Margaret-Ann Armour K-9 School, Ambleside Park, and shopping, the location is hard to beat! Soaring ceilings in the living room add to the appeal and let the sun shine into the open plan kitchen, living and dining area. Designed with your busy family in mind, the well-planned kitchen features a large island and an oversized walk-in pantry, and you'll enjoy everyday and special occasion meals in the dining room overlooking the large back yard. A main floor den and large main floor laundry room are awesome bonuses! Upstairs are the primary bedroom with ensuite and walk-in closet, 2 other bedrooms, another full bath and a large bonus room! Professionally developed in 2022, the basement is bright and inviting. The family room is ideal for movie nights and the rec room is perfect for games and a home gym, or add a wall and create a 4th bedroom as needed! This home offers energy-saving solar panels, central A/C and a dog run!

**Directions**

Living Room	4.85x4.28	M	Bedroom 3	4.46x3.14	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.55x3.25	M	Bedroom 4			1	2	M	No	Main	103.65	1,115.69
Kitchen	4.57x3.58	M	Recreation Room	8.48x5.43	B	2	5	U	Yes	Upper	119.41	1,285.33
Family Room	5.31x4.10	B	Laundry Room	3.44x3.17	M	3	4	U	No	Above Grd		
Den	3.33x3.21	M	Pantry	2.98x2.17	M	4	4	B	No	Lower		
Bonus Room	4.70x3.98	U	Utility Room	3.19x2.22	B	5				Below Grd	94.21	1,014.08
Primary Bedrm	5.20x4.86	U				6				Tot Flr AG	223.06	2,401.02
Bedroom 2	4.76x3.11	U				7				# Finished	3	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Stone, Vinyl  
**Flooring** Carpet, Ceramic Tile, Hardwood  
**Features** Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling, See Remarks, Solar Equipment

**Construction** Wood Frame  
**Basement** Full / Fully Finished  
**Separate Ent**  
**2nd Suite** No **Permit By Seller**  
**Garage Suite** **Permit**  
**Garden Suite** **Permit**  
**Lot Shape** Pie Shaped **Front Exposure** Northwest  
**Lot Size SqM** 479.52 **F x D (m)** 7.85 x 33.48  
**Zoning**  
**Tax Amount** \$6,783.04 / 2025  
**Conform Type** Real Property Report With Compliance  
**Conform Year** 2022  
**Goods Excl**

**Goods Incl** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings

**Warranty**

**Fireplace** Yes  
**FP Fuel** Gas  
**FP Type** Mantel  
**HOA Y/N** Yes  
**HOA Fee/Schd** \$100.00 / Annually  
**HOA Fee Incls** Amenities w/HOA

**Site Features** Fenced, Flat Site, No Back Lane, Schools, Shopping Nearby

**Parking** Double Garage Attached

**Road Access** Paved

**Park Encl/Tot** 2 / 4 **Garage Dim** 21'6" x

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	