

## **\$498,900 - 4227 Allan Link, Edmonton**

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MLS® #E4431478

**\$498,900**

4 Bedroom, 2.50 Bathroom, 1,513 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Ambleside! This exceptional home offers an open-concept living room with clean finishings & a very functional floor plan. The modern kitchen boasts loads of cabinetry, ample counter space & a centre island for entertaining. This house has energy efficient triple-pane windows & a high efficiency furnace, complemented by central A/C! The master bedroom features a 3 piece ensuite & a spacious walk-in closet. The fully finished basement offers a family room, 4th bedroom, extra storage, & roughed in bathroom awaiting your ideas! This home also features a landscaped & fully fenced backyard with an inviting deck for those beautiful evening BBQs™. Enjoy the benefits of the large corner lot with easy access to the oversized detached double garage, as well as lots of extra street parking for your visiting guests! This prime location offers an abundance of amenities, including schools, parks, & Windermere shopping centres, with quick access to the Henday! Seller is a licensed REALTOR in AB with EXP Realty



Built in 2014

### **Essential Information**

MLS® #                      E4431478

Price                        \$498,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,513
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4227 Allan Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K1

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	3
Zoning	Zone 56

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