

## **\$569,000 - 716 Adams Way, Edmonton**

---

MLS® #E4430304

**\$569,000**

3 Bedroom, 2.50 Bathroom, 1,840 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Discover this exceptional Landmark-built home in the heart of Ambleside, ideally located within walking distance of school and Currents of Windermere shopping & amenities. The main floor boasts 9â€™™ ceilings & hardwood flooring, leading to a bright living room bathed in natural light from large south-facing windows. The gourmet kitchen features rich espresso cabinetry, granite countertops, & a corner pantry, seamlessly connecting to the dining area with patio doors opening to a fully fenced & landscaped south-facing backyardâ€™”perfect for outdoor enjoyment. Upstairs, a spacious bonus room with vaulted ceilings & a cozy corner fireplace offers an ideal space for family gatherings. The generous primary suite includes a 5-piece ensuite with dual sinks & a walk-in closet, complemented by two additional well-sized bedrooms & a 4-piece main bath. The partially finished basement awaits your personal touch. This well-appointed home combines functionality & style in a sought-after neighborhoodâ€™”come see for yourself!



Built in 2011

### **Essential Information**

MLS® #                    E4430304

Price                        \$569,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,840                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 716 Adams Way |
| Area        | Edmonton      |
| Subdivision | Ambleside     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6W 0K2       |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Corner, Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 12

Zoning Zone 56

HOA Fees 100

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 April 23rd, 2025 at 4:32pm MDT