

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

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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
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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 13

Zoning Zone 56

HOA Fees 100

HOA Fees Freq. Annually

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