

## \$579,000 - 716 Adams Way, Edmonton

MLS® #E4443416

**\$579,000**

3 Bedroom, 2.50 Bathroom, 1,840 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

This exceptional Ambleside home is located within walking distance of schools and the Currents of Windermere™s shops and amenities. The main floor boasts 9'™ ceilings and gleaming hardwood floors, leading into a bright south-facing living room filled with natural light. The gourmet kitchen features rich espresso cabinetry, granite countertops, stainless steel appliances, and a corner pantry, seamlessly connected to the dining area with patio doors that open to a fully fenced and landscaped south-facing backyardâ€”perfect for outdoor enjoyment. Upstairs, a spacious bonus room with vaulted ceilings and a cozy corner fireplace provides the ideal space for family gatherings. The primary suite includes a 5-piece ensuite with dual sinks and a large walk-in closet, alongside two additional well-sized bedrooms and a 4-piece main bath. Energy-efficient upgrades include a tankless hot water system, drain water heat recovery, and an HRV system. This home offers the perfect blend of style, comfort, and convenience!

Built in 2011

### Essential Information

MLS® # E4443416

Price \$579,000



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., Exterior Walls- 2"x6", No Animal Home, No Smoking Home
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
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, No Through Road, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	18
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 July 6th, 2025 at 7:18pm MDT