

## \$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	38
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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