\$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!



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 82

Zoning Zone 56

HOA Fees 100

HOA Fees Freq. Annually

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Listing information last updated on September 7th, 2025 at 10:02pm MDT