

## \$539,900 - 716 Adams Way, Edmonton

MLS® #E4463574

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,840 sqft

Single Family on 0.00 Acres

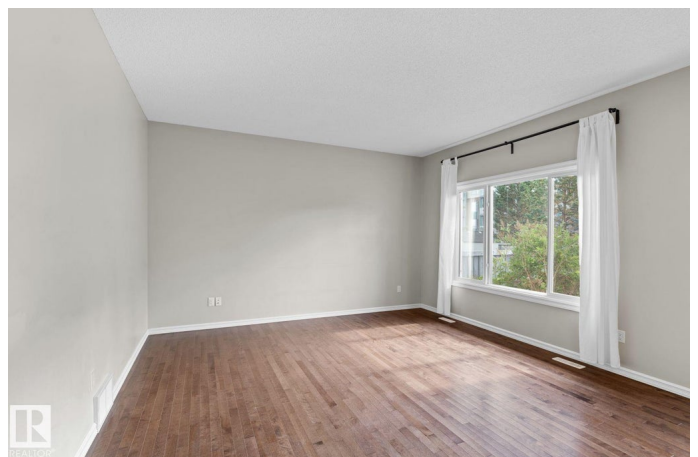
Ambleside, Edmonton, AB

**MOTIVATED SELLER!** Located within walking distance of schools and the Currents of Windermere, this home combines style, comfort, and energy efficiency. The main floor features 9'™ ceilings, gleaming hardwood floors, and a bright south-facing living room filled with natural light. The gourmet kitchen offers rich espresso cabinetry, granite countertops, stainless steel appliances and a corner pantry, flowing into the dining area with patio doors that open to a fully fenced, landscaped backyard—perfect for outdoor living. Upstairs, a spacious bonus room with vaulted ceilings and a cozy corner fireplace creates the ideal family space. The primary suite includes a 5-piece ensuite with dual sinks and a large walk-in closet, complemented by two additional bedrooms and a 3-piece bath. Recent updates include a hot water tank (2023) and kitchen range (2024). Additional energy-efficient features include drain water heat recovery and an HRV system.

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463574  |
| Price     | \$539,900 |
| 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    | October 24th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 56            |
| HOA Fees       | 100                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 5th, 2025 at 8:17am MST