

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

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!



716 Adams Way SW, Edmonton, AB

Main Floor Exterior Area 730.15 sq ft  
Interior Area 873.88 sq ft  
Excluded Area 470.69 sq ft



0 5 10 ft

PREPARED: 2025/04/11

White regions are excluded from total floor area in RESIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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	6
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on April 17th, 2025 at 5:32pm MDT