

## \$750,000 - 634 Adams Way, Edmonton

MLS® #E4425268

**\$750,000**

3 Bedroom, 3.00 Bathroom, 2,417 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Meticulously maintained Landmark-built two-storey home offering over 2,400 sq. ft. in a prime West Ambleside location with south-facing front exposure. The spacious foyer features ceramic tile, leading to a versatile flex room—perfect as an office, playroom, or sitting area. The great room boasts a gas fireplace, large windows, and gorgeous hardwood. The dream kitchen offers espresso cabinets, granite countertops, a huge island with a breakfast bar, and a walk-thru pantry. The dinette opens to a maintenance-free composite deck, stamped patio, and raised gardens. Upstairs, a massive bonus room with soaring ceilings complements 3 bedrooms, including a spacious primary suite with a walk-in closet and 5-pc ensuite. The partially finished basement includes a salon area (wet bar potential) and a 2-pc bath with rough-in for a shower. Double garage w/ 220V-50A plug for EV charging!

Built in 2012

### Essential Information

MLS® #	E4425268
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	2
Square Footage	2,417
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	634 Adams Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J9

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Greenhouse, Hot Water Tankless, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, HRV System
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Front Drive Access, Insulated, EV Charging Station

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Margaret-Ann Armour
Middle	St. John XXIII
High	Lillian Osborne

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	38
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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