

## \$669,900 - 603 Adams Way, Edmonton

MLS® #E4428700

### \$669,900

3 Bedroom, 2.50 Bathroom, 2,386 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Beautiful two storey 3 bedrooms and 3 bathrooms with 2,386 sq. ft. in the family friendly community of Ambleside. Main floor has a very large foyer with an open concept great room. Stunning hardwood throughout the main floor. A dream kitchen with granite countertops, stainless steel appliances and a large walk in pantry. The dining area provides access to the backyard and deck. The living room has a built-in entertainment shelving unit and a cozy gas fireplace;. Upstairs there is a huge bonus room, laundry room, 3 bedrooms and 2 bathrooms. The primary bedroom is huge and comes with a large ensuite and walk in closet. This home is very energy efficient with a high efficiency furnace, hot water on-demand, and upgraded insulation. Recent upgrades include new paint and new flooring. 9 foot ceilings. Huge corner lot with large back yard. Excellent access to the Anthony Henday, airport, shopping and schools. Make the move today to this fantastic family home.

Built in 2008

### Essential Information

MLS® #	E4428700
Price	\$669,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,386
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	603 Adams Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0H1

### **Amenities**

Amenities	Ceiling 9 ft., Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Composition, Stone
Exterior Features	Corner Lot, Cross Fenced, Landscaped, Low Maintenance Landscape,

	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition, Stone
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	8
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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