

# \$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 1273.58 sq ft  
Excluded Area 470.69 sq ft



0 5 10

PREPARED: 2025/04/11

White regions are excluded from total floor area in KSLIDE 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 |
|----------|--------------------|

|                   |   |
|-------------------|---|
| 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 | 8                |
| Zoning         | Zone 56          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 19th, 2025 at 12:32pm MDT