

## \$579,000 - 716 Adams Way, Edmonton

MLS® #E4443416

**\$579,000**

3 Bedroom, 2.50 Bathroom, 1,840 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

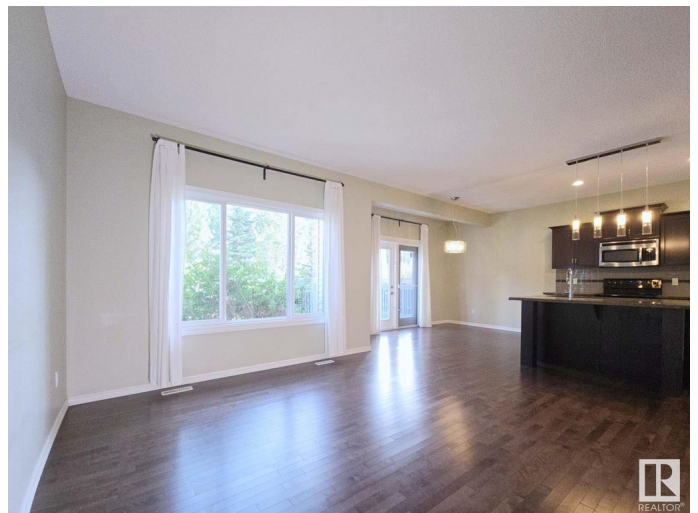
This exceptional Ambleside home is located within walking distance of schools and the Currents of Windermere™'s shops and amenities. The main floor boasts 9'™ ceilings and gleaming hardwood floors, leading into a bright south-facing living room filled with natural light. The gourmet kitchen features rich espresso cabinetry, granite countertops, stainless steel appliances, and a corner pantry, seamlessly connected to the dining area with patio doors that open to a fully fenced and landscaped south-facing backyard™perfect for outdoor enjoyment. Upstairs, a spacious bonus room with vaulted ceilings and a cozy corner fireplace provides the ideal space for family gatherings. The primary suite includes a 5-piece ensuite with dual sinks and a large walk-in closet, alongside two additional well-sized bedrooms and a 4-piece main bath. Energy-efficient upgrades include a tankless hot water system, drain water heat recovery, and an HRV system. This home offers the perfect blend of style, comfort, and convenience!

Built in 2011

### Essential Information

MLS® # E4443416

Price \$579,000



|                |                        |
|----------------|------------------------|
| 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., 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    | June 18th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 56         |
| HOA Fees       | 100             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 26th, 2025 at 3:47am MDT