

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

MLS® #E4457685

**\$569,000**

3 Bedroom, 2.50 Bathroom, 1,840 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Located within walking distance of schools and the Currents of Windermere, this home combines style, comfort, and energy efficiency.

The main floor features 9â€™™ ceilings, gleaming hardwood floors, and a bright south-facing living room filled with natural light. The gourmet kitchen offers rich espresso cabinetry, granite countertops, stainless steel appliances and a corner pantry, flowing into the dining area with patio doors that open to a fully fenced, landscaped backyardâ€”perfect for outdoor living. Upstairs, a spacious bonus room with vaulted ceilings and a cozy corner fireplace creates the ideal family space. The primary suite includes a 5-piece ensuite with dual sinks and a large walk-in closet, complemented by two additional bedrooms and a 3-piece bath. Recent updates include a hot water tank (2023) and kitchen range (2024). Additional energy-efficient features include drain water heat recovery and an HRV system.

Built in 2011

### Essential Information

MLS® #	E4457685
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., 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	September 11th, 2025
Days on Market	2
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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