

## \$549,900 - 716 Adams Way, Edmonton

MLS® #E4460795

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,840 sqft

Single Family on 0.00 Acres

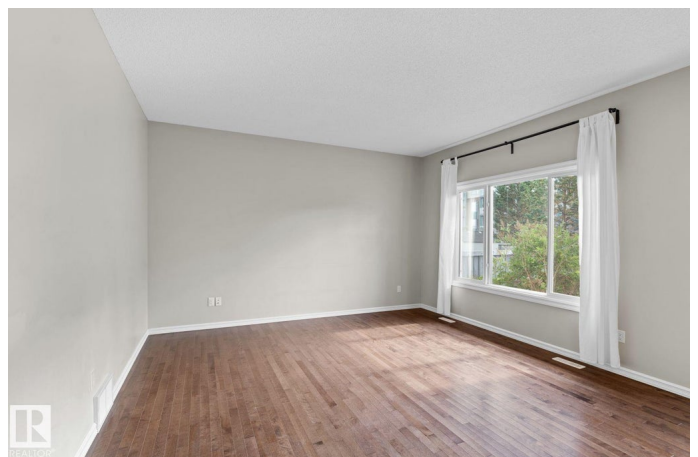
Ambleside, Edmonton, AB

**MOTIVATED SELLER!** Located within walking distance of schools and the Currents of Windermere, this home combines style, comfort, and energy efficiency. The main floor features 9'™ 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 backyard—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® #	E4460795
Price	\$549,900
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	October 3rd, 2025
Days on Market	1
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on October 4th, 2025 at 1:17am MDT