

## \$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

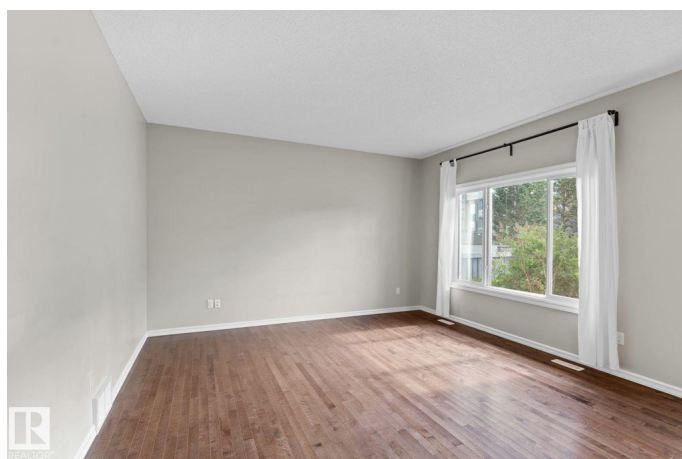
Located within walking distance of schools and the Currents of Windermere, this home combines style, comfort, and energy efficiency.

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 | 6                    |
| Zoning         | Zone 56              |
| HOA Fees       | 100                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 17th, 2025 at 8:17am MDT