

\$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 backyardâ€”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 | 70 |
| Zoning | Zone 56 |
| HOA Fees | 100 |
| HOA Fees Freq. | Annually |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 26th, 2025 at 11:02pm MDT