

Courtesy Of Brandon M Lai Of RE/MAX Elite

## **\$724,900 - 631 Adams Way, Edmonton**

MLS® #E4447448

**\$724,900**

4 Bedroom, 3.50 Bathroom, 2,331 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

IMMACULATE condition ~2300sqft PLUS a professionally FULLY FINISHED basement sitting on a LARGE PIE LOT on a quiet street in Ambleside! 4 BEDROOMS & OFFICE, 3.5 baths, Central AC, 9ft ceilings, IRRIGATION system, beautifully landscaped SOUTH backyard all METICULOUSLY well-maintained! Main floor features beautiful HARDWOOD flooring, 9ft ceilings throughout, a huge kitchen w/ TONS of cabinet & counter space, SS appliances, corner pantry and a center island. Open concept layout has the kitchen open to the dining space & living room has a GAS fireplace and is all facing the SOUTH backyard which brings in plenty of natural light. Office/DEN, 2pc bath also on the main floor. Upstairs is a MASSIVE bonus room w/ 10ft ceilings & surrounded by windows. Primary bedroom is a large space w/ double closets & a spacious getaway ensuite. 2 more great-sized bedrooms & 2nd floor laundry room with storage and sink as well! FF basement has another family/rec room, 4th bedroom & another full bath! Incredible OPPORTUNITY!!



Built in 2011

### **Essential Information**

MLS® #                      E4447448

Price                        \$724,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,331
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	631 Adams Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Sprinkler Sys-Underground
Parking	2 Outdoor Stalls, Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 12th, 2025
Days on Market	7
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Monthly

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 July 19th, 2025 at 10:17am MDT