

## \$750,000 - 634 Adams Way, Edmonton

MLS® #E4425268

**\$750,000**

3 Bedroom, 3.00 Bathroom, 2,417 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Meticulously maintained Landmark-built two-storey home offering over 2,400 sq. ft. in a prime West Ambleside location with south-facing front exposure. The spacious foyer features ceramic tile, leading to a versatile flex room—perfect as an office, playroom, or sitting area. The great room boasts a gas fireplace, large windows, and gorgeous hardwood. The dream kitchen offers espresso cabinets, granite countertops, a huge island with a breakfast bar, and a walk-thru pantry. The dinette opens to a maintenance-free composite deck, stamped patio, and raised gardens. Upstairs, a massive bonus room with soaring ceilings complements 3 bedrooms, including a spacious primary suite with a walk-in closet and 5-pc ensuite. The partially finished basement includes a salon area (wet bar potential) and a 2-pc bath with rough-in for a shower. Double garage w/ 220V-50A plug for EV charging!

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4425268  |
| Price      | \$750,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 2                      |
| Square Footage | 2,417                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 634 Adams Way |
| Area        | Edmonton      |
| Subdivision | Ambleside     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6W 0J9       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Exterior Walls- 2"x6", Greenhouse, Hot Water Tankless, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, HRV System |
| Parking Spaces | 4   |
| Parking        | 220 Volt Wiring, Double Garage Attached, Front Drive Access, Insulated, EV Charging Station   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | None  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle     | St. John XXIII          |
| High       | Lillian Osborne         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 49               |
| 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 April 30th, 2025 at 9:02pm MDT