

## \$720,000 - 634 Adams Way, Edmonton

MLS® #E4433704

**\$720,000**

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® #	E4433704
Price	\$720,000
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	Glass Door
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	May 1st, 2025
Days on Market	11
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 May 12th, 2025 at 5:32pm MDT