

\$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 | 50 |
| 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 9:32pm MDT