

## \$985,000 - 1188 Adamson Drive, Edmonton

MLS® #E4446374

**\$985,000**

3 Bedroom, 2.50 Bathroom, 1,851 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Stunning walkout bungalow in Allard backing onto serene green space and scenic trails, minutes from Hwy 2 and local amenities. This luxurious home impresses with 12' coffered ceilings, a grand staircase, in-floor heat, and central A/C. Enjoy a private backyard designed for entertaining—gemstone lighting, irrigation system, cozy firepit, a newly upgraded upper deck with tinted glass panels, and a pristine 1-year-old hot tub! The elegant main floor includes a primary suite with deck access, spacious office, granite counters, walk-through pantry to laundry, and a new fridge. The walkout basement features a theatre room, gym area, wet bar with commercial fridge, wine room, two additional bedrooms, and a double-sided indoor/outdoor gas fireplace. Cedar shake exterior and oversized heated double garage complete this exceptional home.

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446374  |
| Price      | \$985,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,851                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1188 Adamson Drive |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 0V4            |

### Amenities

|           |                                                                                                                                                                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Exercise Room, Fire Pit, Front Porch, Hot Tub, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Sprinkler Sys-Underground, Walkout Basement, Wet Bar, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Heated, Over Sized                                                                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Hot Tub |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| Fireplaces        | Double Sided, Mantel, Stone Facing                                                                                                                                                                                                      |
| Stories           | 2                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                                          |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot |
| Roof              | Cedar Shakes                                                                                                                       |
| Construction      | Wood, Stone, Stucco                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 55        |

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Listing information last updated on July 31st, 2025 at 4:47pm MDT