

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

MLS® #E4447448

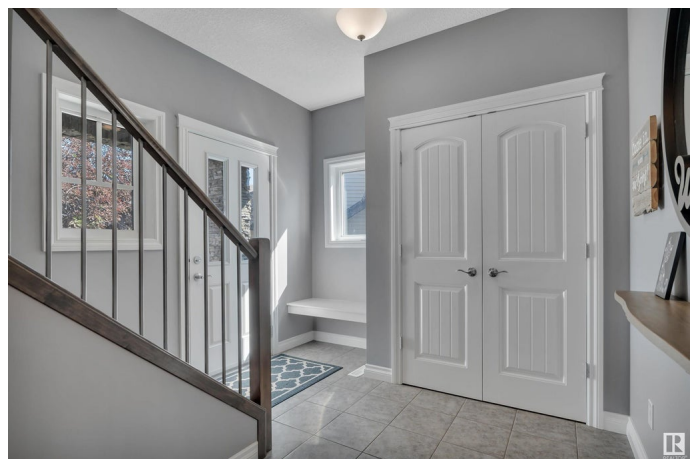
**\$724,900**

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 | 6               |
| Zoning         | Zone 56         |
| HOA Fees       | 100             |
| HOA Fees Freq. | Monthly         |

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Listing information last updated on July 18th, 2025 at 1:17pm MDT