

## \$700,000 - 634 Adams Way, Edmonton

MLS® #E4433704

**\$700,000**

3 Bedroom, 3.00 Bathroom, 2,417 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Meticulously maintained Landmark-built 2-storey in desirable Ambleside, offering 2,417 sq ft of elegant living space. The welcoming foyer with ceramic tile leads to a versatile flex room—ideal for a home office or playroom. The bright great room features large windows and a gas fireplace, while rich hardwood flows throughout the main floor. The gourmet kitchen impresses with granite countertops, espresso cabinets, a huge island, walk-thru pantry, and stainless steel appliances. The dining nook opens to a composite deck, stamped concrete patio, and raised garden beds—perfect for outdoor living. Upstairs boasts a spacious bonus room with vaulted ceilings, 3 generous bedrooms, and a deluxe primary suite with walk-in closet and 5-pc ensuite. The partially finished basement includes a 2-pc bath (shower-ready) and a developed space currently used as a salon—easily convertible to a rec room or wet bar area. Double attached garage with 220V EV charging. Prime location near parks, schools & shopping.

Built in 2012

### Essential Information

MLS® # E4433704

Price \$700,000



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          47  
Zoning                      Zone 56  
HOA Fees                  100  
HOA Fees Freq.        Annually

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Listing information last updated on June 17th, 2025 at 2:17pm MDT