

## \$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          43  
Zoning                      Zone 56  
HOA Fees                  100  
HOA Fees Freq.        Annually

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