

## \$709,999 - 618 Adams Way, Edmonton

MLS® #E4460930

**\$709,999**

4 Bedroom, 3.50 Bathroom, 2,283 sqft

Single Family on 0.00 Acres

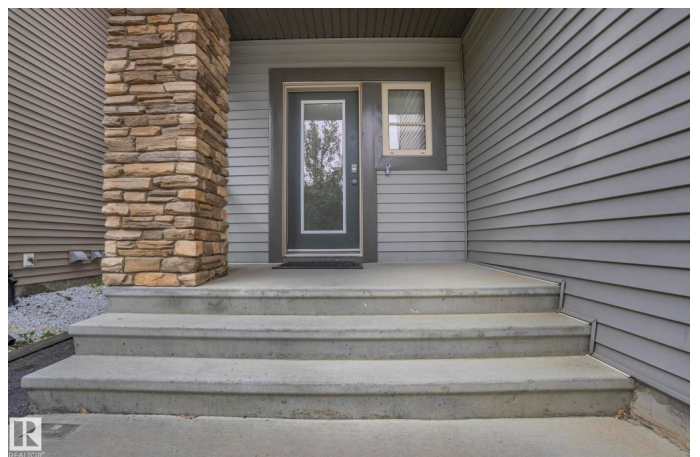
Ambleside, Edmonton, AB

Ambleside Welcomes You – Fabulous Family Home! Feel at home the moment you step inside this spacious, well-designed property perfect for family living. The main floor offers a bright living room, dining area with coffered ceiling, and play space. The chef’s kitchen features a massive island, pantry, and access to the deck with gas line plus backyard for BBQs and year-round fun. A 2-pce bath, laundry, and access to the double attached garage complete this level. Upstairs boasts a huge bonus room, a king-sized primary suite with walk-in closet and 5-pce ensuite with soaker tub, plus 2 additional bedrooms and full bath. The fully finished basement adds a family room, 4th bedroom, full bath, den, and storage. Enjoy hot water on demand and plenty of space for everyone. Located in desirable Ambleside, close to parks, schools, shopping, and great neighbors – this is the home you’ve been waiting for!

Built in 2011

### Essential Information

MLS® #	E4460930
Price	\$709,999
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,283
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	618 Adams Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J9

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Tankless, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Storage Shed, Vacuum System Attachments, Vacuum Systems, Window Coverings, TV Wall Mount
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, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Dr Margaret Anne Armour Sc
Middle	Dr Margaret Anne Armour Sc
High	Lillian Osborne High Sc

**Additional Information**

Date Listed	October 4th, 2025
Days on Market	1
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on October 5th, 2025 at 1:32pm MDT