

## \$669,900 - 603 Adams Way, Edmonton

MLS® #E4428700

### \$669,900

3 Bedroom, 2.50 Bathroom, 2,386 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Beautiful two storey 3 bedrooms and 3 bathrooms with 2,386 sq. ft. in the family friendly community of Ambleside. Main floor has a very large foyer with an open concept great room. Stunning hardwood throughout the main floor. A dream kitchen with granite countertops, stainless steel appliances and a large walk in pantry. The dining area provides access to the backyard and deck. The living room has a built-in entertainment shelving unit and a cozy gas fireplace;. Upstairs there is a huge bonus room, laundry room, 3 bedrooms and 2 bathrooms. The primary bedroom is huge and comes with a large ensuite and walk in closet. This home is very energy efficient with a high efficiency furnace, hot water on-demand, and upgraded insulation. Recent upgrades include new paint and new flooring. 9 foot ceilings. Huge corner lot with large back yard. Excellent access to the Anthony Henday, airport, shopping and schools. Make the move today to this fantastic family home.

Built in 2008

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428700  |
| Price    | \$669,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,386                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 603 Adams Way |
| Area        | Edmonton      |
| Subdivision | Ambleside     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6W 0H1       |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 9 ft., Deck    |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Composition, Stone   |
| Exterior Features | Corner Lot, Cross Fenced, Landscaped, Low Maintenance Landscape, |

|              |  |
|--------------|--|
|              | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Composition, Stone   |
| Foundation   | Concrete Perimeter   |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle     | St.John XXIII School    |
| High       | Lillian Osborne         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 56         |
| HOA Fees       | 100             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 4th, 2025 at 2:17pm MDT