

## \$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 | 6                 |
| Zoning         | Zone 56           |
| HOA Fees       | 100               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 9th, 2025 at 9:17pm MDT