

Courtesy Of Meghan D Tomlinson Of MaxWell Polaris

# \$1,350,000 - 1196 Adamson Drive, Edmonton

MLS® #E4419625

**\$1,350,000**

4 Bedroom, 3.50 Bathroom, 3,249 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

This stunning 4 bdrm custom home backs onto Blackmud Creek in the desirable Allard community. Main floor features an inviting entry foyer, dining room & living room w/ built in cabinets & gas fireplace. The beautiful kitchen is a chef's dream w/ high end appliances, granite counters, a matching built in granite table, butler pantry & back deck access. Retreat to the main floor primary bedroom where luxury awaits w/ a 4pc ensuite, WI closet & private screened deck. Finishing the main floor is a laundry room w/ 2 sets of washers/dryers, 2pc bathroom, mud room & access to the 3 car garage. Upstairs features a large family room w/ vaulted ceilings, gas fireplace, built in cabinetry & a bedroom w/ a 4pc ensuite, WI closet & private deck. Downstairs features a wet bar, rec room, theater room, 2 bedrooms & 3pc bathroom. Additional upgrades include built in speakers, heated basement & garage floors, exterior smart LED Astoria lighting. Enjoy the gorgeous ravine views in the backyard oasis w/ a pergola & fire pit.

Built in 2010

## Essential Information

MLS® #	E4419625
Price	\$1,350,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,249
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1196 Adamson Drive
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V4

### Amenities

Amenities	Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Patio, Vaulted Ceiling, Wet Bar, See Remarks
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Window Coverings, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Wood Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Lila Fahlman
Middle	Dr. Lila Fahlman
High	Dr. Anne Anderson

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	44
Zoning	Zone 55

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Listing information last updated on March 14th, 2025 at 8:17am MDT