

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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