

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 7:17am MDT