

# \$1,088,800 - 1211 Adamson Drive, Edmonton

MLS® #E4419759

**\$1,088,800**

5 Bedroom, 4.50 Bathroom, 3,752 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to Allard! This magnificent mansion offers over 5,370 sqft of living space, featuring 5 large bedrooms & 4.5 baths. The spacious foyer leads to a versatile flex room, ideal as a second dining room or guest receiving area, and flows into the majestic living room with 20 ft ceilings, large 3-panel windows, and a feature wall fireplace. The luxurious island kitchen boasts a walk-in pantry, granite countertops, solid-wood cabinetry, and a breakfast nook overlooking the fully fenced backyard backing onto trees. Upstairs, you'll find 4 large bedrooms and 2 ensuite baths, including the primary bedroom with a second fireplace, jet soaker tub, and bonus room. The fully finished basement offers a gym room, theater room with speakers and HT screen, and a huge rec room with a fireplace and wine bar. Enjoy a short walk to the Cavanagh walking trails, and close proximity to schools, shopping, transportation, parks, and playgrounds.

Built in 2014

## Essential Information

MLS® #	E4419759
Price	\$1,088,800
Bedrooms	5
Bathrooms	4.50



Full Baths	4
Half Baths	1
Square Footage	3,752
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1211 Adamson Drive
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V5

### Amenities

Amenities	Bar, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features Backs Onto Park/Trees, Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Dr. Lila Fahlman School

Middle Johnny Bright School

High Dr. Anne Anderson School

### **Additional Information**

Date Listed January 30th, 2025

Days on Market 43

Zoning Zone 55

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 7:17am MDT