

# \$1,185,000 - 1516 Adamson View View, Edmonton

MLS® #E4425905

**\$1,185,000**

6 Bedroom, 3.50 Bathroom, 3,121 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

**\*IMMACULATE WALK-OUT CUSTOM HOME BACKING ONTO A POND IN ALLARD\*\*7 Key Features**

- 1.SPACIOUS LIVING\_OVER 4,600 sqft of LivingSpace w 6 Beds & 4 Baths plus a TRIPLE Garage with IN-FLOOR HEATING, Nestled in a quiet CUL-DE-SAC
- 2.BRIGHT & OPEN Concept: 17' CEILINGS, Upgraded Lighting fixtures, and MASSIVE WINDOWS w UNOBSTRUCTED POND VIEW (NO Walking Trail at Back)
3. Chef's Kitchen: GAS Stove, EXTENDED ISLAND, Custom Cabinetry, and an L-SHAPED WALK THROUGH PANTRY for Extra Storage
4. Luxury Upper Floor: OVERSIZED Master bedroom w FRENCH DOORS, Walk-in Closet, and a Spa-Like Ensuite w a CORNER TUB & Shower. Two more Bedrooms also feature WALK-IN CLOSETS, Plus DOUBLE-SINK MAIN BATH.
5. \*NO CARPET! Hardwood & Tile flooring Throughout, plus a Beautifully crafted HARDWOOD STAIRCASE w spindle railing.
- 6.WALK-OUT BASEMENT\_2 more Bedrooms,a Full bath, a HUGE Family Room w a Wet bar
- 7.Premium Upgrades : Air Con, Water Softener, Crown Moldings, IN FLOOR HEATING & METICULOUSLY Maintained Backyard w Firepit

**\*MOVE IN READY!\***

Built in 2010

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4425905               |
| Price          | \$1,185,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,121                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1516 Adamson View View |
| Area        | Edmonton               |
| Subdivision | Allard                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0V4                |

### Amenities

|               |   |
|---------------|---|
| Amenities     | Air Conditioner, Deck, Walkout Basement |
| Parking       | Triple Garage Attached                  |
| Is Waterfront | Yes                                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 32               |
| Zoning         | Zone 55          |

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 April 16th, 2025 at 9:17pm MDT