

## **\$1,048,800 - 1211 Adamson Drive, Edmonton**

MLS® #E4430827

**\$1,048,800**

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 ON TO TREES! Upstairs, you'll find 4 large bedrooms and 2 ensuite baths, including the primary bedroom with a SECOND FIREPLACE, JET SOAKER TUB, and WALKIN CLOSET. The FULLY FINISHED BASEMENT offers a GYM ROOM, a THEATRE ROOM with SPEAKERS and HT SCREEN, and a HUGE REC ROOM W/ FIREPLACE & 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® #	E4430827
Price	\$1,048,800



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	April 14th, 2025
Days on Market	6
Zoning	Zone 55
HOA Fees Freq.	Annually

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