

## \$849,900 - 1213 Adamson Drive, Edmonton

MLS® #E4448875

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,801 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Unique, executive style bi-level with the perfect blend of style and comfort. Step inside through a custom solid wood entrance door into a welcoming space featuring tile and rich hardwoods throughout. The large dining area, perfect for entertaining flows seamlessly into the living space with gorgeous stone-faced fireplace and vaulted ceilings. Granite countertops throughout the kitchen w/ stainless appliances and in floor heating!! Step out to your composite wrap around deck w/ ravine views and glass railing overlooking a beautifully landscaped yard complete with stamped concrete & firepit area. A perfect den space, 2 additional bedrooms and 4 pc bath complete this level. Upstairs you will find the impressive primary suite with large walk-in closet and 4 pc en-suite. The fully finished basement is perfect for both relaxing and entertaining with large rec room, wet bar, 4 pc bath and 4th bedroom. With the walk up basement you can also gain additional access to the over-sized double garage!!

Built in 2010

### Essential Information

MLS® # E4448875

Price \$849,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,801                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1213 Adamson Drive |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 0V5            |

### Amenities

|               |                                                                                                            |
|---------------|------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Deck, Hot Water Instant, Walk-up Basement, Wet Bar, See Remarks, Vacuum System-Roughed-In |
| Parking       | Double Garage Attached, Over Sized                                                                         |
| Is Waterfront | Yes                                                                                                        |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                            |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                    |
| Exterior Features | Corner Lot, Creek, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 55         |

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Listing information last updated on August 17th, 2025 at 5:17pm MDT