

## **\$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 | 19               |
| Zoning         | Zone 55          |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 3rd, 2025 at 9:02am MDT