

## \$985,000 - 1188 Adamson Drive, Edmonton

MLS® #E4446374

**\$985,000**

3 Bedroom, 2.50 Bathroom, 1,851 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Stunning walkout bungalow in Allard backing onto serene green space and scenic trails, minutes from Hwy 2 and local amenities. This luxurious home impresses with 12' coffered ceilings, a grand staircase, in-floor heat, and central A/C. Enjoy a private backyard designed for entertaining—gemstone lighting, irrigation system, cozy firepit, a newly upgraded upper deck with tinted glass panels, and a pristine 1-year-old hot tub! The elegant main floor includes a primary suite with deck access, spacious office, granite counters, walk-through pantry to laundry, and a new fridge. The walkout basement features a theatre room, gym area, wet bar with commercial fridge, wine room, two additional bedrooms, and a double-sided indoor/outdoor gas fireplace. Cedar shake exterior and oversized heated double garage complete this exceptional home.

Built in 2011

### Essential Information

MLS® #	E4446374
Price	\$985,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,851
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1188 Adamson Drive
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V4

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Exercise Room, Fire Pit, Front Porch, Hot Tub, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Sprinkler Sys-Underground, Walkout Basement, Wet Bar, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Hot Tub
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
----------	---------------------

Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	11
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 July 18th, 2025 at 4:32pm MDT