

## \$780,000 - 2612 Adam Court, Edmonton

MLS® #E4449090

**\$780,000**

4 Bedroom, 4.00 Bathroom, 2,303 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Beautiful Family Home in Allard's Quiet Cul-de-Sac! Nestled in the desirable southwest community of Allard, this immaculate home offers comfort, space, and privacy in a peaceful setting. From the curb appeal to its modern design, you'll enjoy a bright open-concept layout with 9' ceilings, large windows, quartz countertops, stainless steel appliances, and a walk-through pantry that connects to the mudroom and garage. Upstairs features generous bedrooms, a bonus room for family time, and a luxurious primary bedroom with walk-in closet and 5-piece ensuite. The landscaped backyard is perfect for outdoor gatherings or quiet evenings, while the cul-de-sac location ensures minimal traffic. Close to Dr. Lila Fahlman School, shopping, and major routes like Anthony Henday and Calgary Trail, this home offers a rare blend of style, location, and community appeal.

Built in 2017

### Essential Information

MLS® # E4449090

Price \$780,000

Bedrooms 4



Bathrooms	4.00
Full Baths	4
Square Footage	2,303
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2612 Adam Court
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C1

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Smart/Program. Thermostat
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 21st, 2025
Days on Market	6
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 27th, 2025 at 7:17am MDT