

## \$739,000 - 2612 Adam Court, Edmonton

MLS® #E4455713

**\$739,000**

4 Bedroom, 4.00 Bathroom, 2,299 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Presenting Custom built Home in one of the most sought after neighborhoods of Allard! Sitting on a quiet street has an IN-LAW SUITE WITH SEPARATE ENTRANCE. Double door and wide stairs greets you to 9'™ ceilings, large windows, quartz countertops, stainless steel appliances, built-in speakers, and a walk-through pantry that connects kitchen to the mudroom and garage. Main floor has a den, large kitchen, full bathroom, flooring consisting of hardwood and tiles. The second floor has a large bonus room, 3 bedrooms, 2 bathrooms including 5-Pc ensuite. The basement is developed with an in-law suite consisting of 1 bedroom and a den. Close to school, all the amenities and easy access to QE Hi-way. Don't miss out!!

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455713  |
| Price          | \$739,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,299     |
| 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    |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                   |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                          |
| Fireplace         | Yes                                                                                                                |
| Fireplaces        | Insert                                                                                                             |
| Stories           | 3                                                                                                                  |
| Has Suite         | Yes                                                                                                                |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Finished                                                                                                     |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                       |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Brick, Vinyl                                       |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

Date Listed September 2nd, 2025

Days on Market 17

Zoning Zone 55

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Listing information last updated on September 19th, 2025 at 11:47am MDT