

## \$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 | 12              |
| 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 August 2nd, 2025 at 8:17pm MDT