

# \$1,349,900 - 1305 Adamson Drive, Edmonton

MLS® #E4462791

**\$1,349,900**

6 Bedroom, 5.50 Bathroom, 3,836 sqft  
Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this stunning CUSTOM-BUILT home in prestigious ALLARD! Boasting nearly 5,500 SQFT of luxury living space on a 10,000+ SQFT lot, this masterpiece features 6 BEDROOMS, 6 BATHROOMS, and an OVERSIZED heated 4-car garage with an epoxy driveway for 10+ vehicles. The main floor impresses with 24"™ coffered ceilings, a chef's™ kitchen, spice kitchen, FULL BEDROOM WITH BATH, and covered patio. Upstairs offers 4 BEDROOMS with private ensuite and walk-ins, 2 balconies, a bonus room, and laundry. The separate entrance basement includes a kitchenette, home theatre, large bedroom, full bath, laundry, and living/dining area. Enjoy dual furnaces, central A/C, no sidewalk, and a beautiful yard backing onto a serene trail and creek. This home is the perfect blend of space, elegance, and functionality!

Built in 2022

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4462791    |
| Price      | \$1,349,900 |
| Bedrooms   | 6           |
| Bathrooms  | 5.50        |
| Full Baths | 5           |
| Half Baths | 1           |



|                |                        |
|----------------|------------------------|
| Square Footage | 3,836                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1305 Adamson Drive |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2N8            |

### Amenities

|                |                                                                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Parking-Extra, Patio, Wet Bar, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 14                                                                                                                                                                                   |
| Parking        | Front Drive Access, Heated, Insulated, Over Sized, Quad or More Attached, RV Parking                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer, Window Coverings, Dishwasher-Two |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                               |
| Fireplaces        | Insert                                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                    |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                            |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, |

Fenced, Park/Reserve, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, Treed Lot

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 19                 |
| Zoning         | Zone 55            |

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Listing information last updated on November 8th, 2025 at 10:47am MST