

## \$384,000 - 3710 Allan Drive, Edmonton

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MLS® #E4439311

**\$384,000**

3 Bedroom, 3.50 Bathroom, 1,467 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Stunning End-Unit Townhome in Ambleside—Bright wextra windows on side, Modern & Fully Finished basement — TWO parking! - Single garaged attached & 1 Titled outdoor parking stall — Main Level: open-concept featuring a bright living room, modern kitchen w/Garburator, and dining area—ideal for entertaining and everyday living. The kitchen boasts full-height cabinetry, quartz countertops, a sleek island, ss appliances, and ample counter space — Second Level: a huge primary bdrm w/ensuite & walk in closet, and 2 generously sized bdrms to complete.— Fully Finished Basement:Additional living space—perfect for a rec room, home gym, or guest area. Full bathrm for added convenience. Extra storage options.— Outdoor Space: Private backyard green space—your own peaceful retreat for relaxing or entertain. Prime location: All amenities within arm's reach. Shops, restaurants, schools and entertainment options are just steps away, allowing you to fully immerse yourself in the vibrant community that Ambleside has to offer.

Built in 2012

### Essential Information

MLS® # E4439311

Price \$384,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,467
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3710 Allan Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0S7

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached, Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
Days on Market	17
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$327



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