

## \$349,900 - 3710 Allan Drive, Edmonton

MLS® #E4440455

**\$349,900**

2 Bedroom, 2.50 Bathroom, 1,337 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Stunning end unit townhome in The Eve at Ambleside! This stylish home features hardwood and tile floors throughout the open-concept main level, plus a gorgeous kitchen with upgraded cabinetry, a large island, glass tile backsplash, and newer stainless steel appliances. The dining area opens to a private deckâ€”perfect for summer eveningsâ€”and a handy 2-pce powder room completes the main floor. Upstairs offers a unique layout with two extremely spacious primary suites - each with its own walk-in closet and full ensuite. Youâ€™ll also find stackable laundry and a walk-in linen closet for added storage on the top floor. The finished basement adds even more versatile space, and you'll love the comfort of central A/C and the convenience of the attached single garage. Steps from parks, paths, playgrounds and schools with quick access to the Anthony Henday. Also located just minutes away from Currents of Windermere with shopping, restaurants, and the theatre close byâ€”everything you could ever need is right here!



Built in 2012

### Essential Information

MLS® # E4440455

Price \$349,900

Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,337
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 2C4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	9
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$325

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 June 13th, 2025 at 10:32pm MDT