

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

MLS® #E4438830

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,327 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this freshly painted townhouse condo in The Eve at Ambleside, perfectly situated in the heart of SW Edmonton. This 3-bedroom, 2.5-bath home offers the ideal blend of comfort, style, and location. Step inside to find an open-concept main floor with a functional kitchen, ample cabinetry, a spacious dining area, and a bright living room perfect for gatherings. Upstairs, you'll find three generously sized bedrooms, including a primary suite with its own private ensuite and large closet. Two additional bedrooms and a full bath complete the upper level, making it ideal for families or those needing a home office. Enjoy the convenience of an attached single garage plus an extra surface parking stall—a rare bonus in the area. The private front entrance and patio add a touch of outdoor living without the maintenance of a larger yard. Located within walking distance to schools, parks, and public transit, and just a 5-minute drive to the Currents of Windermere, where shopping, dining, and entertainment

Built in 2012

### Essential Information

MLS® # E4438830

Price \$349,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,327
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	Carbon Monoxide Detectors, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025  
Days on Market                17  
Zoning                              Zone 56  
HOA Fees                         50  
HOA Fees Freq.                Annually  
Condo Fee                        \$325

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