

## \$349,000 - 6 3710 Allan Drive, Edmonton

MLS® #E4450016

**\$349,000**

2 Bedroom, 2.50 Bathroom, 1,325 sqft

Condo / Townhouse on 0.00 Acres

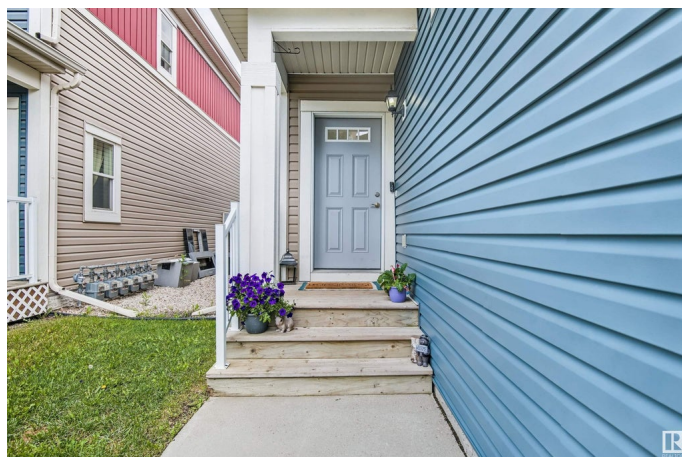
Ambleside, Edmonton, AB

Welcome to Eve in Ambleside! This beautifully updated END UNIT, built by Jayman, offers stylish, modern living with recent upgrades including vinyl flooring, carpet, and stainless steel appliances (2023). The open-concept main floor features 9 ft ceilings, large windows, and a sleek kitchen with full-height cabinetry, tiled backsplash, and a central island. Step out to your private patio with gas BBQ hookup â€” ideal for relaxing or entertaining. Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite and walk-in closet, plus convenient upper-level laundry. A heated, insulated single garage provides comfort and extra storage year-round. Ideally located across from Dr. Margaret-Ann Armour Kâ€™9 School, with easy access to the Anthony Henday, public transit, and all the amenities of Currents of Windermere.

Built in 2012

### Essential Information

MLS® #	E4450016
Price	\$349,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,325



Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	6 3710 Allan Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2C4

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck
Parking	Heated, Insulated, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 28th, 2025
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Days on Market	2
Zoning	Zone 56
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$325

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Listing information last updated on July 30th, 2025 at 8:02am MDT