

\$369,900 - 46 3710 Allan Drive, Edmonton

MLS® #E4427200

\$369,900

2 Bedroom, 2.50 Bathroom, 1,552 sqft
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Discover this meticulously maintained and like new END unit townhome with an abundance windows that allow plenty of natural light to flow in. Located in the desirable neighbourhood of Ambleside, this home sits next to a walking trail/green space with quick walking access to the shopping & services at Currents Windermere. The entry level offers a cozy corner den, large hallway to the laundry closet and heated double car garage access. The second level offers the main living area that includes the kitchen/dining room area with access to the south exposure deck with gas line for bbq. The kitchen hosts a full wall of cabinetry, a large breakfast island, quartz counter tops & SS appliances. There is a 2 pc bath & a spacious living room compelling this level. Upstairs are the 2 primary suites each with their own 4 pc ensuites and double closets. Completing this home is the single attached garage and one titled parking stall with plug in. Freshly painted, newer luxury vinyl plank flooring, HWT, fixtures etc.

Built in 2013

Essential Information

| | |
|----------|-----------|
| MLS® # | E4427200 |
| Price | \$369,900 |
| Bedrooms | 2 |



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,552 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 46 3710 Allan Drive |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2C4 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Detectors Smoke, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 24th, 2025 |
| Days on Market | 17 |
| Zoning | Zone 56 |
| HOA Fees | 50 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$280 |

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Listing information last updated on April 10th, 2025 at 9:18am MDT