

\$769,900 - 3223 Allan Way, Edmonton

MLS® #E4447336

\$769,900

3 Bedroom, 2.50 Bathroom, 2,849 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to the desirable community of Ambleside! This meticulously maintained 2 storey home boasts nearly 2850 sqft of living space with bright and open floor plan, 9 ft. main floor ceiling, hardwood floor on main, Kitchen with quartz countertop , glass backsplash tiles, walkthrough pantry, spacious Nook, Two living Areas, Fire place. Upstairs brings a massive bonus room, 1 office room, 3 large bedrooms incl the primary bed w/ stunning 5 pc ensuite (custom glass shower & tub) & walk-in closet. 3 pce bath & linen storage. Outside is a treat! patio, fully fenced & landscaped; perfect summer bbq hangout! close to shopping centre and Anthony Henday Drive.

Built in 2015

Essential Information

MLS® #	E4447336
Price	\$769,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,849
Acres	0.00
Year Built	2015



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3223 Allan Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2L8

Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Brick, Stone
Exterior Features	Fenced, Park/Reserve, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 11th, 2025
Days on Market	58

Zoning

Zone 56

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 September 7th, 2025 at 1:17am MDT