# \$328,000 - 40 3710 Allan Drive, Edmonton

MLS® #E4451112

#### \$328,000

2 Bedroom, 2.50 Bathroom, 1,571 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Modern 1571 sq.ft. townhome in Ambleside featuring two primary bedrooms, each with its own ensuite. The main floor offers a bright living room, a stylish kitchen with a massive island, stainless steel appliances, built-in desk, and a dining area that opens to a sunny balcony. A 2-piece bath completes the level. The ground floor includes a spacious entryway and a large den with oversized windowâ€"perfect as a home office. Comes with a single attached garage plus a titled parking stall. Steps from a K-9 school and close to Windermere shops, parks, Anthony Henday, and Terwillegar Drive.



### **Essential Information**

MLS® # E4451112 Price \$328,000

Bedrooms 2
Bathrooms 2.50
Full Baths 2

Half Baths 1

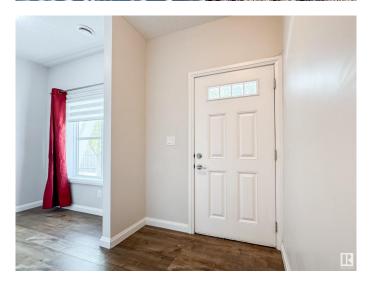
Square Footage 1,571 Acres 0.00 Year Built 2013

Type Condo / Townhouse

Sub-Type Townhouse







Style 3 Storey
Status Active

## **Community Information**

Address 40 3710 Allan Drive

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2C4

**Amenities** 

Amenities See Remarks

Parking Spaces 2

Parking Single Garage Attached, Stall

Interior

Interior Features ensuite bathroom

Appliances 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 None, No Basement

**Exterior** 

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

**Additional Information** 

Date Listed August 4th, 2025

Days on Market 73

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

### Condo Fee \$284

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