

## **\$319,900 - 28 3710 Allan Drive, Edmonton**

MLS® #E4464749

**\$319,900**

2 Bedroom, 2.50 Bathroom, 1,546 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

WELCOME to this modern and affordable 2 bedroom + den townhouse, ideally located across from Dr. Margaret-Ann Armour School. This corner unit features extra windows and 9-foot ceilings on two levels, creating a bright, open living space. The kitchen offers stainless steel appliances, a large island, and extended cabinetry which is perfect for daily living or entertaining. The dining area opens to a balcony overlooking a park/trail. Upstairs, two spacious bedrooms each feature a 4-piece ensuite and his/her dual closets. Ground-level den/home office is great for remote work or study. Enjoy the convenience of an attached heated garage (23x13) and driveway parking. Steps from public transit and minutes to the Currents of Windermere, schools, shopping, and the Anthony Henday. An exceptional choice for first-time buyers, downsizers, or investors!

Built in 2013

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4464749  |
| Price      | \$319,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,546             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 28 3710 Allan Drive |
| Area        | Edmonton            |
| Subdivision | Ambleside           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2C4             |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, See Remarks                 |
| Parking   | Parking Pad Cement/Paved, Single Garage Attached |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, See Remarks                                                                                      |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                      |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, No Through Road, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                               |

### Additional Information

Date Listed November 5th, 2025  
Days on Market 11  
Zoning Zone 56  
HOA Fees 50  
HOA Fees Freq. Annually  
Condo Fee \$267



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