

# \$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	10
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$280

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 April 3rd, 2025 at 3:47am MDT