

Courtesy Of Robin Duggal Of Save Max Edge

## \$759,000 - 3695 Allan Drive, Edmonton

MLS® #E4431569

**\$759,000**

3 Bedroom, 2.50 Bathroom, 2,355 sqft

Single Family on 0.00 Acres

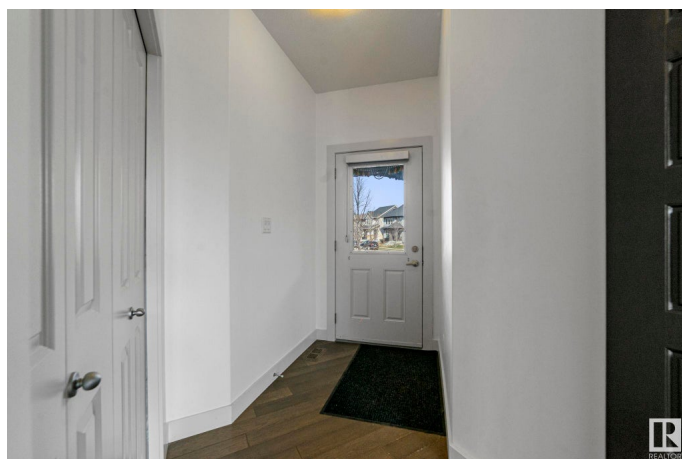
Ambleside, Edmonton, AB

Welcome to this stunning former Kimberley show home in the desirable neighborhood of Ambleside! This 2355 sq ft, A/C-equipped home features 3 bedrooms, den, bonus room & 2.5 baths. The open-to-above living room showcases a stunning 2-storey feature wall with fireplace & floor-to-ceiling windows. Chef's kitchen boasts quartz counters, S/S appliances, center island & walk-through pantry. Enjoy elegant engineered hardwood, a show-stopping chandelier, & built-in speaker system. Main floor offers a den with sliding doors, laundry & 2-pc bath. Upstairs features a spacious bonus room, luxurious master bedroom with WI closet & spa-inspired 5-pc ensuite, plus 2 more bedrooms & 4-pc bath. Other highlights include glass railing staircase, heated double garage, landscaped backyard. Basement is unfinished awaiting your touch. Steps to parks & K-9 school, close to trails, restaurants & shopping. A perfect blend of style, space & location!

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431569  |
| Price     | \$759,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,355                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3695 Allan Drive |
| Area        | Edmonton         |
| Subdivision | Ambleside        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 2K3          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, See Remarks, HRV System |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

|              |                                       |
|--------------|---------------------------------------|
|              | Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                      |
| Construction | Wood, Stone, Vinyl                    |
| Foundation   | Concrete Perimeter                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 108              |
| Zoning         | Zone 56          |
| HOA Fees       | 120              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 3rd, 2025 at 3:02pm MDT