

## \$729,000 - 3695 Allan Drive, Edmonton

MLS® #E4456121

**\$729,000**

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® #    | E4456121  |
| Price     | \$729,000 |
| 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, 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    | September 4th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 56             |
| HOA Fees       | 120                 |
| HOA Fees Freq. | Annually            |

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 14th, 2025 at 6:47am MDT