

## **\$339,900 - 45 3710 Allan Drive, Edmonton**

MLS® #E4463869

### **\$339,900**

2 Bedroom, 2.50 Bathroom, 1,530 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Modern end unit townhome at Eve in Ambleside, this 1529 sqft home features 9' ceilings on 3 levels, a huge 8' x 14' balcony w/ a natural gas hookup for the BBQ. The lower entry level features a flex room adjacent to the front entry, a large front entry closet, laundry with front load washer & dryer, and access to the oversized 23'x13' insulated & heated garage - room to fit a full size truck!. The main floor features hardwood flooring throughout, a bright & spacious living room, 2-piece bathroom, and a large kitchen which has beautiful granite countertops, an eating bar and a large amount of extra cabinet space. Enjoy the sunlight with the additional end-unit windows throughout. The upper level opens up into two primary bedrooms, w, a 3-piece and a 4-piece ensuite, and double closets in each bedroom. Brand new carpets and the home has been professionally painted throughout. Includes an additional titled surface parking stall. Walking distance to transit, schools & shopping. Move-in ready!

Built in 2013

### **Essential Information**

MLS® #	E4463869
Price	\$339,900
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,530
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	45 3710 Allan Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2C4

**Amenities**

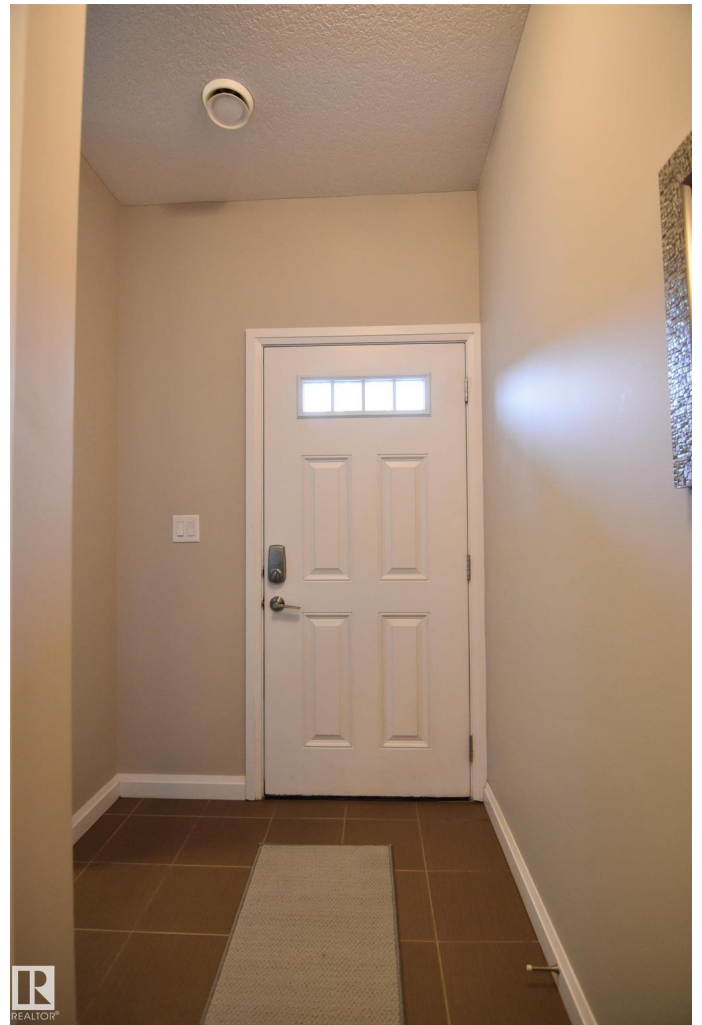
Amenities	Deck, No Smoking Home, Pa
Parking Spaces	2
Parking	Heated, Over Sized, Single G

**Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, V
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl



Foundation            Concrete Perimeter

**Additional Information**

Date Listed            October 29th, 2025

Days on Market      6

Zoning                 Zone 56

Condo Fee             \$277

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