

## \$349,900 - 18 3710 Allan Drive, Edmonton

MLS® #E4440455

**\$349,900**

2 Bedroom, 2.50 Bathroom, 1,337 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Stunning end unit townhome in The Eve at Ambleside! This stylish home features hardwood and tile floors throughout the open-concept main level, plus a gorgeous kitchen with upgraded cabinetry, a large island, glass tile backsplash, and newer stainless steel appliances. The dining area opens to a private deckâ€”perfect for summer eveningsâ€”and a handy 2-pce powder room completes the main floor. Upstairs offers a unique layout with two extremely spacious primary suites - each with its own walk-in closet and full ensuite. Youâ€™ll also find stackable laundry and a walk-in linen closet for added storage on the top floor. The finished basement adds even more versatile space, and you'll love the comfort of central A/C and the convenience of the attached single garage. Steps from parks, paths, playgrounds and schools with quick access to the Anthony Henday. Also located just minutes away from Currents of Windermere with shopping, restaurants, and the theatre close byâ€”everything you could ever need is right here!



Built in 2012

### Essential Information

MLS® # E4440455

Price \$349,900

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,337             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 18 3710 Allan Drive |
| Area        | Edmonton            |
| Subdivision | Ambleside           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2C4             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 56        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$325          |

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 June 23rd, 2025 at 4:03pm MDT