

# \$349,000 - 6 3710 Allan Drive, Edmonton

MLS® #E4450016

**\$349,000**

2 Bedroom, 2.50 Bathroom, 1,325 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Eve in Ambleside! This beautifully updated END UNIT, built by Jayman, offers stylish, modern living with recent upgrades including vinyl flooring, carpet, and stainless steel appliances (2023). The open-concept main floor features 9 ft ceilings, large windows, and a sleek kitchen with full-height cabinetry, tiled backsplash, and a central island. Step out to your private patio with gas BBQ hookup – ideal for relaxing or entertaining. Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite and walk-in closet, plus convenient upper-level laundry. A heated, insulated single garage provides comfort and extra storage year-round. Ideally located across from Dr. Margaret-Ann Armour – School, with easy access to the Anthony Henday, public transit, and all the amenities of Currents of Windermere.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450016  |
| Price          | \$349,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,325     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2012              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6 3710 Allan Drive |
| Area        | Edmonton           |
| Subdivision | Ambleside          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2C4            |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck |
| Parking   | Heated, Insulated, Single Garage Attached      |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                          |
| Stories           | 2                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                   |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                        |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 28th, 2025 |
|-------------|-----------------|

|                |          |
|----------------|----------|
| Days on Market | 6        |
| Zoning         | Zone 56  |
| HOA Fees       | 75       |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$325    |

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Listing information last updated on August 3rd, 2025 at 5:17am MDT