

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

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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

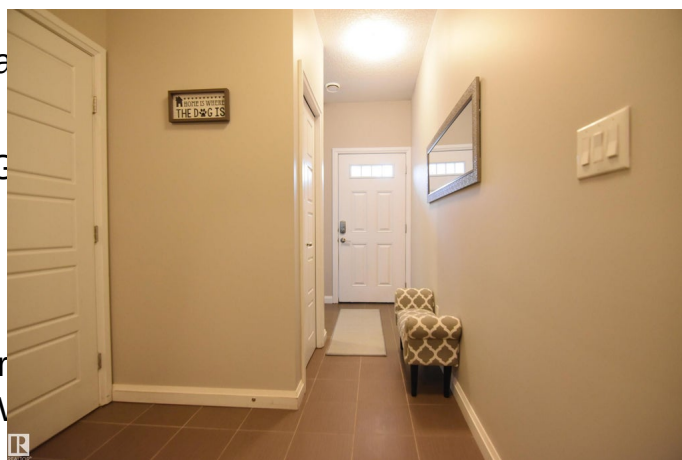
|                |                              |
|----------------|------------------------------|
| Amenities      | Deck, No Smoking Home, Pa    |
| Parking Spaces | 2                            |
| Parking        | Heated, Over Sized, Single G |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | ensuite bathroom                                              |
| Appliances        | Dishwasher-Built-In, Dryer<br>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                5  
Zoning                              Zone 56  
Condo Fee                        \$277

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