

\$319,900 - 28 3710 Allan Drive, Edmonton

MLS® #E4464749

\$319,900

2 Bedroom, 2.50 Bathroom, 1,546 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

WELCOME to this modern and affordable 2 bedroom + den townhouse, ideally located across from Dr. Margaret-Ann Armour School. This corner unit features extra windows and 9-foot ceilings on two levels, creating a bright, open living space. The kitchen offers stainless steel appliances, a large island, and extended cabinetry which is perfect for daily living or entertaining. The dining area opens to a balcony overlooking a park/trail. Upstairs, two spacious bedrooms each feature a 4-piece ensuite and his/her dual closets. Ground-level den/home office is great for remote work or study. Enjoy the convenience of an attached heated garage (23x13) and driveway parking. Steps from public transit and minutes to the Currents of Windermere, schools, shopping, and the Anthony Henday. An exceptional choice for first-time buyers, downsizers, or investors!

Built in 2013

Essential Information

MLS® #	E4464749
Price	\$319,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,546
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	28 3710 Allan Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2C4

Amenities

Amenities	Ceiling 9 ft., Deck, See Remarks
Parking	Parking Pad Cement/Paved, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, No Through Road, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed November 5th, 2025
Days on Market 3
Zoning Zone 56
HOA Fees 50
HOA Fees Freq. Annually
Condo Fee \$267



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