

## \$320,000 - 30 3710 Allan Drive, Edmonton

MLS® #E4435693

**\$320,000**

2 Bedroom, 2.50 Bathroom, 1,210 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this spacious and functional townhome in Ambleside, featuring a rare dual primary bedroom layout, each with its own ensuite. The main floor offers a versatile office or flex space, convenient laundry area, and access to an attached single garage plus a driveway parking pad. You'll also enjoy the bright open-concept living and kitchen area with modern finishes, along with a sunny southwest-facing balcony perfect for relaxing. Located just minutes from Currents of Windermere, with easy access to shopping, dining, parks, and major roadways. Ideal for professionals, small families, or investors seeking a low-maintenance home in a prime southwest Edmonton location. Welcome home!

Built in 2013

### Essential Information

MLS® #	E4435693
Price	\$320,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.00



Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	30 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., Closet Organizers, Detectors Smoke, No Smoking Home
Parking	Parking Pad Cement/Paved, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	May 9th, 2025
Days on Market	8

Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$273

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 May 17th, 2025 at 10:47am MDT