

## \$375,000 - 1 3710 Allan Drive, Edmonton

MLS® #E4448301

**\$375,000**

4 Bedroom, 3.50 Bathroom, 1,352 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Beautifully maintained former Jayman show home in Ambleside, located directly across from Dr. Margaret-Ann Armour School (K&#8209;9) and just minutes to Currents of Windermere with shops, restaurants, groceries, and entertainment. This 4-bedroom, 3.5-bath end-unit townhome offers over 1,600 sq.ft. of finished living space across three levels. The main floor features hand-scraped hardwood, quartz countertops, stainless steel appliances, espresso 42&#8201c cabinetry, and access to a fenced yard with patio. Upstairs includes 3 bedrooms and 2 full baths, with a spacious primary suite offering a walk-in closet and ensuite. The fully finished basement adds a 4th bedroom, full bath, and large rec room&#8201cperfect for guests or a home office. Single attached garage. Parks, trails, and transit are just steps away. Move-in ready!

Built in 2012

### Essential Information

MLS® #	E4448301
Price	\$375,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,352



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

### Community Information

Address	1 3710 Allan Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3V9

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	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, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 17th, 2025
Days on Market	13

Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$321

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Listing information last updated on July 30th, 2025 at 7:17pm MDT