

\$328,000 - 40 3710 Allan Drive, Edmonton

MLS® #E4451112

\$328,000

2 Bedroom, 2.50 Bathroom, 1,571 sqft
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Modern 1571 sq.ft. townhome in Ambleside featuring two primary bedrooms, each with its own ensuite. The main floor offers a bright living room, a stylish kitchen with a massive island, stainless steel appliances, built-in desk, and a dining area that opens to a sunny balcony. A 2-piece bath completes the level. The ground floor includes a spacious entryway and a large den with oversized window—perfect as a home office. Comes with a single attached garage plus a titled parking stall. Steps from a K-9 school and close to Windermere shops, parks, Anthony Henday, and Terwillegar Drive.

Built in 2013

Essential Information

MLS® #	E4451112
Price	\$328,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,571
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse



Style 3 Storey
Status Active

Community Information

Address 40 3710 Allan Drive
Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA
Province AB
Postal Code T6W 2C4

Amenities

Amenities See Remarks
Parking Spaces 2
Parking Single Garage Attached, Stall

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 None, No Basement

Exterior

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

Additional Information

Date Listed August 4th, 2025
Days on Market 60
Zoning Zone 56
HOA Fees 50
HOA Fees Freq. Annually

Condo Fee \$284

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Listing information last updated on October 3rd, 2025 at 10:32am MDT