

## \$319,900 - 25 3710 Allan Drive, Edmonton

MLS® #E4446878

**\$319,900**

2 Bedroom, 2.50 Bathroom, 1,554 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

WELCOME to this modern and affordable 2 bedroom + den townhouse, ideally located right across from Dr. Margaret-Ann Armour School. This corner unit offers extra windows and 9-foot ceilings on the main floor, creating a bright and open living space. The kitchen features NEW stainless steel appliances, a large island, and ample cabinet space, making it perfect for daily living or entertaining. The dining area opens to a balcony backing onto a park, offering a peaceful outdoor retreat. Upstairs, you'll find two spacious bedrooms, each with its own 4-piece ensuite and his/her dual closets. The ground level includes a versatile den or home office, ideal for remote work or study. Enjoy the convenience of an attached HEATED garage plus driveway parking. Located steps from public transportation and just minutes from the Currents of Windermere, schools, shopping, and the Anthony Henday. A perfect opportunity for first-time buyers, downsizers, or investors!

Built in 2013

### Essential Information

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Price \$319,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,554
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	25 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, TV Wall Mount
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	July 10th, 2025
Days on Market	1
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$269

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