

## \$349,900 - 21 3710 Allan Drive, Edmonton

MLS® #E4438830

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,327 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this freshly painted townhouse condo in The Eve at Ambleside, perfectly situated in the heart of SW Edmonton. This 3-bedroom, 2.5-bath home offers the ideal blend of comfort, style, and location. Step inside to find an open-concept main floor with a functional kitchen, ample cabinetry, a spacious dining area, and a bright living room perfect for gatherings. Upstairs, you'll find three generously sized bedrooms, including a primary suite with its own private ensuite and large closet. Two additional bedrooms and a full bath complete the upper level, making it ideal for families or those needing a home office. Enjoy the convenience of an attached single garage plus an extra surface parking stall—a rare bonus in the area. The private front entrance and patio add a touch of outdoor living without the maintenance of a larger yard. Located within walking distance to schools, parks, and public transit, and just a 5-minute drive to the Currents of Windermere, where shopping, dining, and entertainment

Built in 2012

### Essential Information

MLS® # E4438830

Price \$349,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,327
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	21 3710 Allan Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2C4

### Amenities

Amenities	Carbon Monoxide Detectors, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation

Concrete Perimeter

Additional Information

Date Listed

May 28th, 2025

Days on Market

20

Zoning

Zone 56

HOA Fees

50

HOA Fees Freq.

Annually

Condo Fee

\$325

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