

## **\$700,000 - 3104 Allan Landing Landing, Edmonton**

MLS® #E4444515

**\$700,000**

3 Bedroom, 3.50 Bathroom, 2,303 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Amazing in Ambleside! Welcome home to this ONE OF A KIND 2300ft Modern Masterpiece built by Kanvi Homes in one of Edmonton's Premiere SW Communities. Perfectly situated on a Sunny Corner lot with unobstructed East, South and West Sunshine all day - with oversized windows to bring the light in. This home includes a finished basement and 2 Beds Up and 1 in the basement. Bedroom 2 can easily be turned into 2 separate bedrooms by adding a wall. This home has all of the upgrades - Quartz countertops, premium cabinets, high end appliances, GOLF simulator Room, Hardy Plank Siding, SOLAR Ready, Tankless Hot Water, Salt Free Water Softener and more! The Sunny Atrium in the entrance offers a dog wash area. The home has a bright and airy, LOFT LIKE feel everywhere, with high soaring ceilings and a ton of natural light! This unique home definitely has that WOW Factor that you have been searching for. Nestled in the heart of SW Edmonton, Ambleside is waking distance to Currents of Windermere and ALL Amenities.

Built in 2015

### **Essential Information**

MLS® # E4444515

Price \$700,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,303
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3104 Allan Landing Landing
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2R7

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Fiber Cement
Exterior Features	Airport Nearby, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped,

	Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Fiber Cement
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	23
Zoning	Zone 56
Foreclosure	Yes

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