

\$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	44
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually

Condo Fee \$284

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