

\$369,500 - 1 3710 Allan Drive, Edmonton

MLS® #E4448301

\$369,500

4 Bedroom, 3.50 Bathroom, 1,352 sqft
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Beautifully maintained former Jayman show home in Ambleside, located directly across from Dr. Margaret-Ann Armour School (K	) and just minutes to Currents of Windermere with shops, restaurants, groceries, and entertainment. This 4-bedroom, 3.5-bath end-unit townhome offers over 1,600 sq.ft. of finished living space across three levels. The main floor features hand-scraped hardwood, quartz countertops, stainless steel appliances, espresso 42• cabinetry, and access to a fenced yard with patio. Upstairs includes 3 bedrooms and 2 full baths, with a spacious primary suite offering a walk-in closet and ensuite. The fully finished basement adds a 4th bedroom, full bath, and large rec room“perfect for guests or a home office. Single attached garage. Parks, trails, and transit are just steps away. Move-in ready!

Built in 2012

Essential Information

MLS® #	E4448301
Price	\$369,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,352



Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1 3710 Allan Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3V9

Amenities

Amenities	See Remarks
Parking	Single Garage Attached

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	Full, Finished

Exterior

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

Additional Information

Date Listed	July 17th, 2025
Days on Market	16

Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$321

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 11:02am MDT