

\$340,000 - 40 3710 Allan Drive, Edmonton

MLS® #E4436506

\$340,000

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® # | E4436506 |
| Price | \$340,000 |
| 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 | May 15th, 2025 |
| Days on Market | 32 |
| Zoning | Zone 56 |
| HOA Fees | 50 |
| HOA Fees Freq. | Annually |

Condo Fee \$284

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Listing information last updated on June 16th, 2025 at 12:47pm MDT