

## \$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 | 43              |
| Zoning         | Zone 56         |
| Foreclosure    | Yes             |

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 7th, 2025 at 1:47pm MDT