

# \$364,000 - 1 3710 Allan Drive, Edmonton

MLS® #E4448301

**\$364,000**

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&#9) 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&#8226 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&#8220perfect 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          | \$364,000 |
| 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 | 30              |

|                |          |
|----------------|----------|
| 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 16th, 2025 at 1:47am MDT