

## \$765,000 - 3695 Allan Drive, Edmonton

MLS® #E4431569

**\$765,000**

3 Bedroom, 2.50 Bathroom, 2,355 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this stunning former Kimberley show home in the desirable neighborhood of Ambleside! This 2355 sq ft, A/C-equipped home features 3 bedrooms, den, bonus room & 2.5 baths. The open-to-above living room showcases a stunning 2-storey feature wall with fireplace & floor-to-ceiling windows. Chef's kitchen boasts quartz counters, S/S appliances, center island & walk-through pantry. Enjoy elegant engineered hardwood, a show-stopping chandelier, & built-in speaker system. Main floor offers a den with sliding doors, laundry & 2-pc bath. Upstairs features a spacious bonus room, luxurious master bedroom with WI closet & spa-inspired 5-pc ensuite, plus 2 more bedrooms & 4-pc bath. Other highlights include glass railing staircase, heated double garage, landscaped backyard. Basement is unfinished awaiting your touch. Steps to parks & K-9 school, close to trails, restaurants & shopping. A perfect blend of style, space & location!

Built in 2013

### Essential Information

MLS® #	E4431569
Price	\$765,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,355
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3695 Allan Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, See Remarks, HRV System
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	61
Zoning	Zone 56
HOA Fees	120
HOA Fees Freq.	Annually

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 June 17th, 2025 at 8:32am MDT