

## \$319,900 - 62 3710 Allan Drive, Edmonton

MLS® #E4445857

**\$319,900**

2 Bedroom, 2.50 Bathroom, 1,600 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Beautifully located in the convenient and desirable community of Ambleside, this EVE in Ambleside townhouse offers 1,600sq ft across three levels. The home features two generously sized bedrooms, each with its own ensuite (3pc & 4pc), plus a heated and insulated attached single garage. A bright main floor showcases a modern kitchen with sleek cabinetry, stainless steel appliances, ample counters, and a dining area that opens to a balcony. On the opposite side, a comfortable living room is filled with natural light from large windows. Downstairs, a versatile den with big windows makes an ideal office or flex space. The home features several updates over the past couple of years, such as a newer dishwasher, washer and dryer, updated laminate flooring on the ground floor, and a replaced water tank. Enjoy having a K-9 public school right across the street, a park just behind, Currents of Windermere shopping mall minutes away, and quick access to Anthony Henday.

Built in 2013

### Essential Information

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Price \$319,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,600             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 62 3710 Allan Drive |
| Area        | Edmonton            |
| Subdivision | Ambleside           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2C4             |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Heated, 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          | None, No Basement                                                                                                                     |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 4th, 2025  
Days on Market                58  
Zoning                              Zone 56  
HOA Fees                         50  
HOA Fees Freq.                Annually  
Condo Fee                        \$273

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