

\$320,000 - 30 3710 Allan Drive, Edmonton

MLS® #E4435693

\$320,000

2 Bedroom, 2.50 Bathroom, 1,210 sqft

Condo / Townhouse on 0.00 Acres

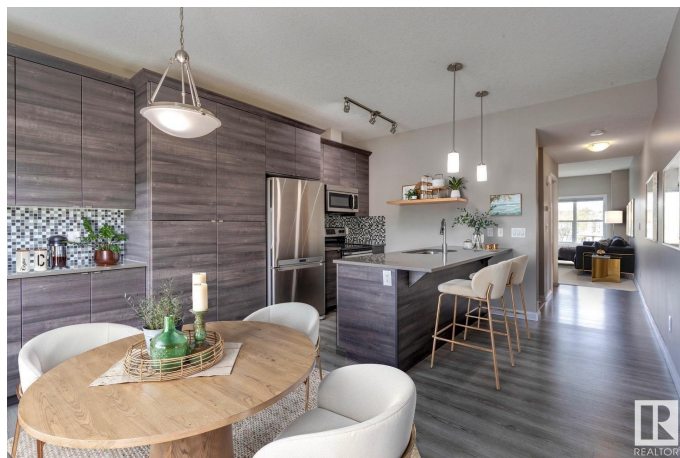
Ambleside, Edmonton, AB

Welcome to this spacious and functional townhome in Ambleside, featuring a rare dual primary bedroom layout, each with its own ensuite. The main floor offers a versatile office or flex space, convenient laundry area, and access to an attached single garage plus a driveway parking pad. You'll also enjoy the bright open-concept living and kitchen area with modern finishes, along with a sunny southwest-facing balcony perfect for relaxing. Located just minutes from Currents of Windermere, with easy access to shopping, dining, parks, and major roadways. Ideal for professionals, small families, or investors seeking a low-maintenance home in a prime southwest Edmonton location. Welcome home!

Built in 2013

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4435693 |
| Price | \$320,000 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,210 |
| Acres | 0.00 |



| | |
|------------|-------------------|
| Year Built | 2013 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 30 3710 Allan Drive |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2C4 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Smoking Home |
| Parking | Parking Pad Cement/Paved, Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 6 |

| | |
|----------------|----------|
| Zoning | Zone 56 |
| HOA Fees | 50 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$273 |

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Listing information last updated on May 15th, 2025 at 1:17am MDT