

\$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	11

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

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 May 19th, 2025 at 10:02pm MDT