

# \$340,000 - 40 3710 Allan Drive, Edmonton

MLS® #E4436506

**\$340,000**

2 Bedroom, 2.50 Bathroom, 1,571 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Modern 1571 sq.ft. townhome in Ambleside featuring two primary bedrooms, each with its own ensuite. The main floor offers a bright living room, a stylish kitchen with a massive island, stainless steel appliances, built-in desk, and a dining area that opens to a sunny balcony. A 2-piece bath completes the level. The ground floor includes a spacious entryway and a large den with oversized window—perfect as a home office. Comes with a single attached garage plus a titled parking stall. Steps from a K-9 school and close to Windermere shops, parks, Anthony Henday, and Terwillegar Drive.

Built in 2013

## Essential Information

MLS® #	E4436506
Price	\$340,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,571
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse



Style	3 Storey
Status	Active

### Community Information

Address	40 3710 Allan Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2C4

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached, Stall

### 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	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	32
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually

Condo Fee                    \$284

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