

## \$349,900 - 21 3710 Allan Drive, Edmonton

MLS® #E4438830

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,327 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this freshly painted townhouse condo in The Eve at Ambleside, perfectly situated in the heart of SW Edmonton. This 3-bedroom, 2.5-bath home offers the ideal blend of comfort, style, and location. Step inside to find an open-concept main floor with a functional kitchen, ample cabinetry, a spacious dining area, and a bright living room perfect for gatherings. Upstairs, you'll find three generously sized bedrooms, including a primary suite with its own private ensuite and large closet. Two additional bedrooms and a full bath complete the upper level, making it ideal for families or those needing a home office. Enjoy the convenience of an attached single garage plus an extra surface parking stall—a rare bonus in the area. The private front entrance and patio add a touch of outdoor living without the maintenance of a larger yard. Located within walking distance to schools, parks, and public transit, and just a 5-minute drive to the Currents of Windermere, where shopping, dining, and entertainment

Built in 2012

### Essential Information

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Price \$349,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,327             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 21 3710 Allan Drive |
| Area        | Edmonton            |
| Subdivision | Ambleside           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2C4             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Carbon Monoxide Detectors, Parking-Visitor |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025  
Days on Market                13  
Zoning                            Zone 56  
HOA Fees                        50  
HOA Fees Freq.                Annually  
Condo Fee                        \$325

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