

## \$445,000 - 3818 Allan Drive, Edmonton

MLS® #E4452962

**\$445,000**

2 Bedroom, 3.50 Bathroom, 1,326 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to super desirable Ambleside!! This attractive owner occupied Rohit built "MADISON" model END UNIT offers 2 bedrooms, 3.5 bathrooms which is perfect for singles, couples & young families. This END unit is bright & sunny letting in ample natural light which features custom window blinds, upgraded LVP flooring, freshly painted in 2020!! The main floor features a living room, a 2-piece bathroom & an open concept kitchen/eating area all with upgraded quartz countertops and appliances(2025). The kitchen boasts; all new lighting & stainless steel appliances(2025), island, walk-in pantry & access to the rear deck. The upper level features Laundry & 2 bedrooms, each with their own 4-piece primary ensuites and walk-in closets. The fully finished basement features a 3 piece bath and beautiful stacked stone wall boasting outstanding craftsmanship. Over \$20k spent in back yard featuring oversized deck and maintenance free premium synthetic turf. Double detached garage with rear lane access. Act fast!!

Built in 2010

### Essential Information

MLS® # E4452962

Price \$445,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 2                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,326                |
| Acres          | 0.00                 |
| Year Built     | 2010                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3818 Allan Drive |
| Area        | Edmonton         |
| Subdivision | Ambleside        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0S7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Washer, Window Coverings, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 56           |
| HOA Fees       | 45                |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 5th, 2025 at 12:47pm MDT