

## \$398,000 - 3834 Allan Drive, Edmonton

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MLS® #E4454179

**\$398,000**

2 Bedroom, 2.50 Bathroom, 1,359 sqft

Single Family on 0.00 Acres

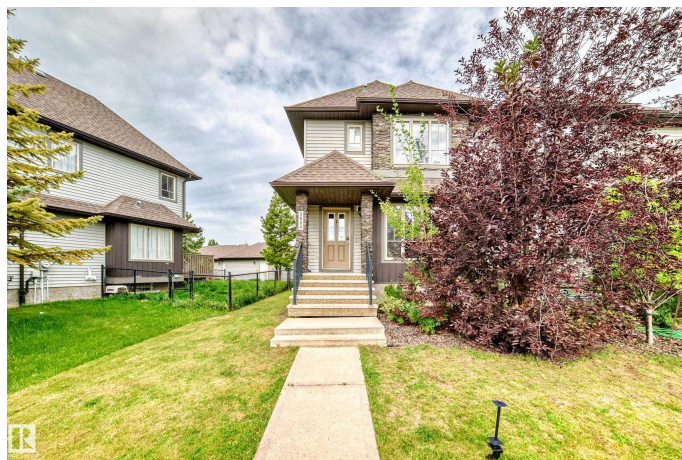
Ambleside, Edmonton, AB

End Unit “ NO Condo Fees! This well-maintained 2-bedroom, 2.5-bath home is ideally located in the sought-after Ambleside community. The main floor boasts an open-concept design with a modern kitchen featuring sleek countertops and ample cabinetry. Upstairs, you’ll find two spacious bedrooms—each with its own 4-piece ensuite and walk-in closet—plus the convenience of second-floor laundry. Enjoy your private backyard with a deck, perfect for relaxing or entertaining, along with the added bonus of a double detached garage. Situated directly across from Dr. Margaret-Ann Armour School, this home is just minutes from Windermere Currents shopping, dining, and entertainment, with quick access to Anthony Henday Drive and all nearby amenities. Welcome Home!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454179  |
| Price          | \$398,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,359     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2010                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3834 Allan Drive |
| Area        | Edmonton         |
| Subdivision | Ambleside        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0S7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### 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           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

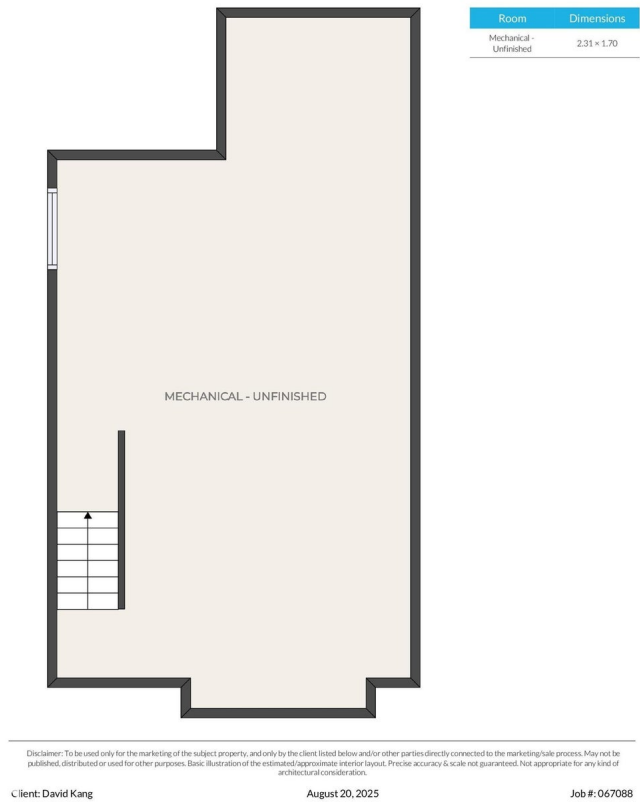
|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | Concrete Perimeter                                        |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Dr. Margaret-Ann Armour Sc |
| Middle     | Dr. Margaret-Ann Armour Sc |

Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 26                |
| Zoning         | Zone 56           |
| HOA Fees       | 50                |
| HOA Fees Freq. | Annually          |



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Listing information last updated on September 16th, 2025 at 12:02am MDT