# \$649,900 - 3673 Allan Drive, Edmonton

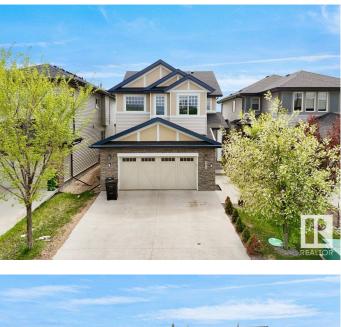
MLS® #E4437122

#### \$649,900

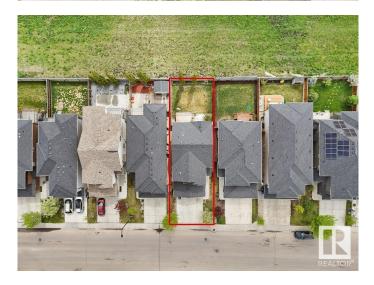
4 Bedroom, 3.00 Bathroom, 2,158 sqft Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to your dream home in Ambleside! This 2,158 sq ft, 4-bedroom, 3-bathroom gem backs onto peaceful green space and offers comfort, style, and function. The main floor features 9 ft ceilings, rich hardwood flooring, a gas fireplace for cozy winter nights, and a rare main floor bedroom with a full bathâ€"ideal for guests or multi-generational living. The chef's kitchen boasts granite countertops throughout, stainless steel appliances, and a spacious island perfect for entertaining. Upstairs, enjoy a bright bonus room, convenient laundry, and 3 more bedrooms. The luxurious primary suite includes a 5-piece ensuite and a walk-in closet with MDF shelf organizers. Stay cool in summer with central A/C, and relax outdoors on the deck in your fully landscaped, fenced backyard. With a double attached garage and close to top-rated schools, trails, parks, and the Currents of Windermere, this home offers the best of Ambleside living!







Built in 2016

### **Essential Information**

| MLS® #    | E4437122  |
|-----------|-----------|
| Price     | \$649,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

| Full Baths     | 3                      |
|----------------|------------------------|
| Square Footage | 2,158                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |
|                |                        |

## **Community Information**

| Address           | 3673 Allan Drive   |
|-------------------|--|
| Area              | Edmonton   |
| Subdivision       | Ambleside  |
| City              | Edmonton   |
| County            | ALBERTA  |
| Province          | AB   |
| Postal Code       | T6W 2K3  |
| Amenities         |  |
| Amenities         | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet<br>Organizers, No Animal Home, No Smoking Home, Smart/Program.<br>Thermostat, Natural Gas BBQ Hookup |
| Parking           | Double Garage Attached   |
| Interior          |  |
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings  |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |
|                   |  |

### Exterior

| Exterior          | Wood, Stone, Vinyl   |  |
|-------------------|--|--|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby,    |  |
|                   | Landscaped, Playground Nearby, Public Transportation, Schools, |  |
|                   | Shopping Nearby, See Remarks                                   |  |

| Roof         | Asphalt Shingles   |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

Date ListedMay 17th, 2025Days on Market21ZoningZone 56

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Listing information last updated on June 7th, 2025 at 6:32am MDT