

## \$629,900 - 3673 Allan Drive, Edmonton

MLS® #E4448068

**\$629,900**

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 bath—ideal for guests or multi-generational living. The freshly painted main floor and kitchen cabinets add a fresh, modern touch. 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® # E4448068

Price \$629,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,158                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | 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 Organizers, No Animal Home, No Smoking Home, Smart/Program. 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 Listed    | July 16th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 56         |

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Listing information last updated on August 3rd, 2025 at 3:02pm MDT