

## \$765,000 - 3695 Allan Drive, Edmonton

MLS® #E4431569

**\$765,000**

3 Bedroom, 2.50 Bathroom, 2,355 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this stunning former Kimberley show home in the desirable neighborhood of Ambleside! This 2355 sq ft, A/C-equipped home features 3 bedrooms, den, bonus room & 2.5 baths. The open-to-above living room showcases a stunning 2-storey feature wall with fireplace & floor-to-ceiling windows. Chef's kitchen boasts quartz counters, S/S appliances, center island & walk-through pantry. Enjoy elegant engineered hardwood, a show-stopping chandelier, & built-in speaker system. Main floor offers a den with sliding doors, laundry & 2-pc bath. Upstairs features a spacious bonus room, luxurious master bedroom with WI closet & spa-inspired 5-pc ensuite, plus 2 more bedrooms & 4-pc bath. Other highlights include glass railing staircase, heated double garage, landscaped backyard. Basement is unfinished awaiting your touch. Steps to parks & K-9 school, close to trails, restaurants & shopping. A perfect blend of style, space & location!

Built in 2013

### Essential Information

MLS® #	E4431569
Price	\$765,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,355
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3695 Allan Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, See Remarks, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	60
Zoning	Zone 56
HOA Fees	120
HOA Fees Freq.	Annually

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Listing information last updated on June 16th, 2025 at 6:02pm MDT