

\$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	25
Zoning	Zone 56
HOA Fees	45
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 7th, 2025 at 11:17pm MDT