

# \$429,000 - 3818 Allan Dr Sw, Edmonton

MLS® #E4458005

**\$429,000**

2 Bedroom, 4.00 Bathroom, 1,326 sqft

Single Family

Ambleside, Edmonton, Alberta

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!! (id:6289)

Built in 2010

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4458005  |
| Price     | \$429,000 |
| Bedrooms  | 2         |
| Bathrooms | 4.00      |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,326         |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3818 Allan Dr Sw |
| Subdivision | Ambleside        |
| City        | Edmonton         |
| Province    | Alberta          |
| Postal Code | T6W0S7           |

### Amenities

|              |                 |
|--------------|-----------------|
| Features     | See remarks     |
| Parking      | Detached Garage |
| # of Garages | 1               |

### Interior

|              |                                                                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Refrigerator, Washer/Dryer Stack-Up, Storage Shed, Stove, Washer, Window Coverings |
| Heating      | Forced air                                                                                                                                              |
| Cooling      | Central air conditioning                                                                                                                                |
| # of Stories | 2                                                                                                                                                       |
| Has Basement | Yes                                                                                                                                                     |

### Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Homes & Gardens Real Estate Limited |
|----------------|-------------------------------------|



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