

\$398,000 - 3834 Allan Drive, Edmonton

MLS® #E4454179

\$398,000

2 Bedroom, 2.50 Bathroom, 1,359 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

End Unit “ NO Condo Fees! This well-maintained 2-bedroom, 2.5-bath home is ideally located in the sought-after Ambleside community. The main floor boasts an open-concept design with a modern kitchen featuring sleek countertops and ample cabinetry. Upstairs, you’ll find two spacious bedrooms—each with its own 4-piece ensuite and walk-in closet—plus the convenience of second-floor laundry. Enjoy your private backyard with a deck, perfect for relaxing or entertaining, along with the added bonus of a double detached garage. Situated directly across from Dr. Margaret-Ann Armour School, this home is just minutes from Windermere Currents shopping, dining, and entertainment, with quick access to Anthony Henday Drive and all nearby amenities. Welcome Home!

Built in 2010

Essential Information

MLS® #	E4454179
Price	\$398,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,359



Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	3834 Allan Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0S7

Amenities

Amenities	Deck
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr. Margaret-Ann Armour Sc
Middle	Dr. Margaret-Ann Armour Sc

Additional Information

Date Listed	August 21st, 2025
Days on Market	15
Zoning	Zone 56
HOA Fees	50
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 5th, 2025 at 6:02pm MDT