

Courtesy Of Sara Trenn Of Century 21 Masters

\$464,900 - 3220 Allan Way, Edmonton

MLS® #E4425497

\$464,900

3 Bedroom, 2.50 Bathroom, 1,601 sqft
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome home to your GORGEOUS 2 Storey Triplex unit (NO CONDO FEES) built by 7x â€œBuilder of the Yearâ€™ winner, Kimberley Homes! Ideally situated in the very desirable community of Ambleside, you are minutes to schools, Currents of Windermere which has every possible amenity you could need & want, and major access routes. This 1600 sq.ft, 3 bedroom & 2.5 bath executive AIR CONDITIONED home is perfect for those wanting the look & feel of a house but the maintenance-free lifestyle of a condo. The BRIGHT main floor offers a modern open concept floor plan perfect for entertaining with high ceilings & large windows throughout. The spacious living room features a captivating fireplace & flows nicely into the kitchen with timeless white cabinetry, S/S appliances & ample counter space & overlooks the dining area. 2pc bath, laundry & access to your deck & rear double attached garage round off the main floor. Upstairs is a HUGE primary bedroom with W/I closet & 5pc oasis-like ensuite, 2 spare bedrooms & 4pc bath.

Built in 2015

Essential Information

MLS® # E4425497

Price \$464,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,601
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	3220 Allan Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2L8

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning Zone 56

HOA Fees Freq. Annually

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Listing information last updated on March 14th, 2025 at 1:10pm MDT