

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 8:47am MDT