

## \$769,900 - 3223 Allan Way, Edmonton

MLS® #E4447336

**\$769,900**

3 Bedroom, 2.50 Bathroom, 2,849 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to the desirable community of Ambleside! This meticulously maintained 2 storey home boasts nearly 2850 sqft of living space with bright and open floor plan, 9 ft. main floor ceiling, hardwood floor on main, Kitchen with quartz countertop , glass backsplash tiles, walkthrough pantry, spacious Nook, Two living Areas, Fire place. Upstairs brings a massive bonus room, 1 office room, 3 large bedrooms incl the primary bed w/ stunning 5 pc ensuite (custom glass shower & tub) & walk-in closet. 3 pce bath & linen storage. Outside is a treat! patio, fully fenced & landscaped; perfect summer bbq hangout! close to shopping centre and Anthony Henday Drive.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447336  |
| Price          | \$769,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,849     |
| Acres          | 0.00      |
| Year Built     | 2015      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3223 Allan Way |
| Area        | Edmonton       |
| Subdivision | Ambleside      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 2L8        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                               |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stone  |
| Exterior Features | Fenced, Park/Reserve, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stone  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 55              |

## Zoning

## Zone 56

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 4th, 2025 at 3:17am MDT