

## \$500,000 - 3230 Allan Way, Edmonton

MLS® #E4435209

**\$500,000**

3 Bedroom, 2.50 Bathroom, 1,943 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Built by award-winning Kimberley Homes, this luxury attached home in Ambleside is upgraded beyond compare. With 3 spacious bedrooms, 2.5 baths, and a double attached garage, it impresses at every turn. The chef's kitchen features 40" upper cabinets, quartz counters, a marble backsplash, gas range, and a large U-shaped layout perfect for entertaining. Soaring 18' ceilings in the dining nook, hardwood floors, glass railing, designer lighting, and a sleek gas fireplace add drama and elegance. The expansive primary suite easily fits a king bed and offers a spa-inspired ensuite with soaker tub, 5' shower, dual sinks, and a dream walk-in closet. Enjoy a versatile bonus room, upper-floor laundry, and central A/C. Enjoy a west-facing private patio surrounded by a fully fenced, professionally landscaped yard, perfect for elegant evenings or relaxed weekends. With trails, top schools, and upscale amenities nearby, this refined residence offers luxury living in one of Southwest Edmonton's most desirable communities.

Built in 2014

### Essential Information

MLS® # E4435209

Price \$500,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,943
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	3230 Allan Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2L8

### Amenities

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, Parking-Extra, Patio
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	5
Zoning	Zone 56

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