

## \$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	62

## 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 11th, 2025 at 2:17am MDT