

\$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 | 51 |

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 August 31st, 2025 at 3:47pm MDT