

## \$638,888 - 3237 Allan Way, Edmonton

MLS® #E4436591

**\$638,888**

4 Bedroom, 3.00 Bathroom, 1,980 sqft  
Single Family on 0.00 Acres

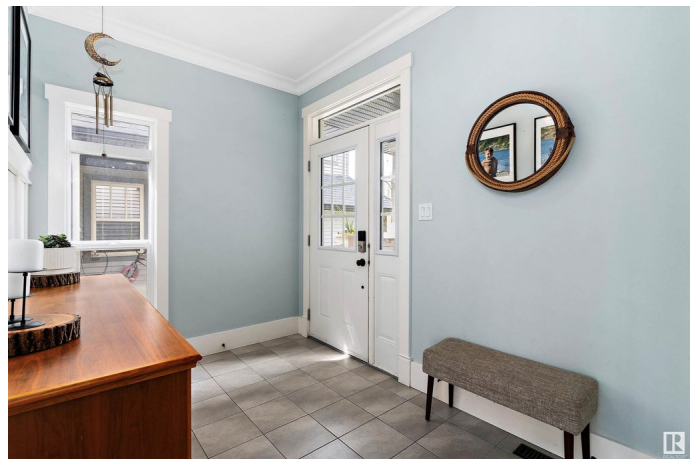
Ambleside, Edmonton, AB

Showstopper in Ambleside! This stunning Marcson-built home with Platinum Package upgrades and a professionally finished basement is sure to impress. Enhanced with engineered hardwood, crown moulding, and board & batten accents throughout, every detail has been thoughtfully elevated. The bright, white kitchen features ample dining space and opens to an expansive, private backyard with a outdoor kitchen, build in BBQ, heat lamp and hot tub. Enjoy the cozy great room with fireplace and designer lighting throughout. Upstairs offers a vaulted bonus room—perfect as a home office or potential 4th bedroom—plus spacious secondary bedrooms. The luxurious primary suite easily fits a king-size bed and more, complete with walk-in closet and spa-like ensuite with custom tile and a steam shower. The fully permitted basement development includes a recreational area, 4th bedroom, and half bath. Located steps from parks, schools, and amenities—this home truly has it all!

Built in 2014

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4436591  |
| Price    | \$638,888 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,980                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3237 Allan Way |
| Area        | Edmonton       |
| Subdivision | Ambleside      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 2K3        |

### 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, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 56        |

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Listing information last updated on May 23rd, 2025 at 3:02am MDT