

## \$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!

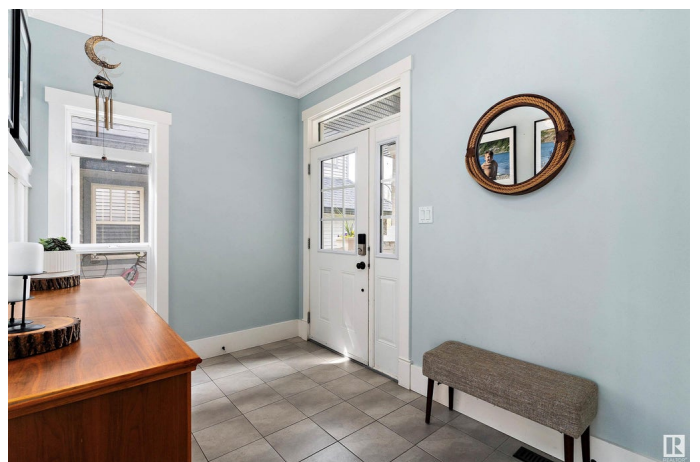
Built in 2014

### 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	7
Zoning	Zone 56

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Listing information last updated on May 22nd, 2025 at 9:18am MDT