\$680,000 - 3104 Allan Landing Landing, Edmonton

MLS® #E4444515

\$680,000

3 Bedroom, 3.50 Bathroom, 2,303 sqft Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Amazing in Ambleside! Welcome home to this ONE OF A KIND 2300ft Modern Masterpiece built by Kanvi Homes in one of Edmonton's Premiere SW Communities. Perfectly situated on a Sunny Corner lot with unobstructed East, South and West Sunshine all day - with oversized windows to bring the light in. This home includes a finished basement and 2 Beds Up and 1 in the basement. Bedroom 2 can easily be turned into 2 separate bedrooms by adding a wall. This home has all of the upgrades â€" Quartz countertops, premium cabinets, high end appliances, GOLF simulator Room, Hardy Plank Siding, SOLAR Ready, Tankless Hot Water, Salt Free Water Softener and more! The Sunny Atrium in the entrance offers a dog wash area. The home has a bright and airy, LOFT LIKE feel everywhere, with high soaring ceilings and a ton of natural light! This unique home definitely has that WOW Factor that you have been searching for. Nestled in the heart of SW Edmonton, Ambleside is waking distance to Currents of Windermere and ALL Amenities.







Built in 2015

Essential Information

MLS® # E4444515 Price \$680,000 Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,303

Acres 0.00

Year Built 2015

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 3104 Allan Landing Landing

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2R7

Amenities

Amenities See Remarks

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances None

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Freestanding

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Brick, Fiber Cement

Exterior Features Airport Nearby, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Fiber Cement

Foundation Concrete Perimeter

Additional Information

Date Listed June 25th, 2025

Days on Market 113

Zoning Zone 56

Foreclosure Yes

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