# **\$447,000 - 4436 Annett Common, Edmonton**

MLS® #E4447638

## \$447,000

3 Bedroom, 2.50 Bathroom, 1,514 sqft Single Family on 0.00 Acres

Allard, Edmonton, AB

NO CONDO FEE WITH DOUBLE ATTACHED GARAGE! Beautiful and well planned Townhouse in the desired community of Allard. The house has an open concept main floor with 9' Ceiling, upgraded Quartz countertop through out. Kitchen has a chimney style glass hood fan, side island, full height tile backsplash with corner walk in Pantry. Main floor comprised of Living Room, Dining Room, Kitchen and half bath. Upstairs there is Master Bedroom with two additional bedrooms, Laundry Room and a Bonus/Family room. Beside the master bedroom is a hallway which leads to an outdoor patio. Master Bedroom has a walk-in-closet and 4 piece ensuite. Walking distance to K-9 Public school and the playground. Close proximity to Edmonton Public Library, Superstore and Shoppers drug mart. Easy access to Highway 2 and Anthony Henday.



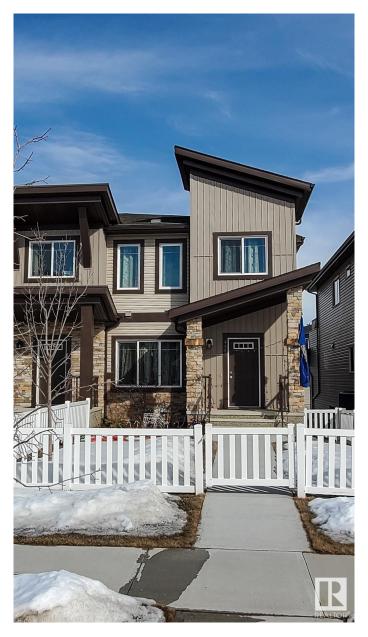
## **Essential Information**

MLS® # E4447638 Price \$447,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2
Half Baths 1





Square Footage 1,514
Acres 0.00
Year Built 2017

Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

# **Community Information**

Address 4436 Annett Common

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2V9

#### **Amenities**

Amenities Ceiling 9 ft.

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Landscaped, Park/Reserve, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 14th, 2025

Days on Market 58

Zoning Zone 55

HOA Fees 200

HOA Fees Freq. Annually



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 10th, 2025 at 4:47am MDT