

## \$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.

Built in 2017

### 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       | Residential Attached |
| 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        109  
Zoning                    Zone 55  
HOA Fees                200  
HOA Fees Freq.        Annually



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