

## \$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	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        1  
Zoning                    Zone 55  
HOA Fees                200  
HOA Fees Freq.        Annually



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