

## **\$485,000 - 4456 Annett Common, Edmonton**

MLS® #E4440504

**\$485,000**

4 Bedroom, 3.50 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this Incredible One of a Kind F/F  
1434Sq.Ft 2Storey, 1/2

DUPLEX,4Bdrms/4Baths on a 6800+Sq.Ft PIE  
LOT w/a 22x20 HEATED Double Det. Garage  
with RV Parking for 2-35Ft TRAILERS &  
2-20Ft TRAILERS(Or You can add another  
24x24 Garage?!) With well over 2100Sq.Ft of  
Living Space in ALLARD! The main floor has  
10Ft CEILINGS, w/a Cozy Living Room with  
LAMINATE FLOORING continuing into the  
Dining Room with space for 8+Guests & a  
Chefs Delight Kitchen w/a 5-BURNER GAS  
STOVE, S/S Fridge, Bosh Dishwasher &  
QUARTZ Counter Tops, a Lg ISLAND with 4  
Bar Stools, a Corner Pantry & Back to the lg  
2+Tier Deck! The upper floor has 3Bdrms, a  
full 4pc Bath, Upper LAUNDRY ROOM & The  
Primary Bdrm has a lg 5Pc ENSUITE, Double  
sinks & tub/shower & A WALK-IN CLOSET!  
The F/F Basement comes with VINYL PLANK  
FLOORING and a Family Room, 4th Bdrm,  
4Pc Bath, Wet Bar, Gym Area, 2 Lg Storage  
areas & HRV w/a H.E Furnace. The massive  
PIE SHAPED backyard has plenty of space for  
the kids & is a 5min walk to the new K-9  
SCHOOLS!

Built in 2017

### **Essential Information**

MLS® #

E4440504



Price	\$485,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,434
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4456 Annett Common
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2V8

### Amenities

Amenities	Off Street Parking, On Street Parking, Bar, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Smoking Home, R.V. Storage, Secured Parking, Television Connection, Vinyl Windows, Wet Bar, HRV System, Natural Gas Stove Hookup
Parking Spaces	10
Parking	Double Garage Detached, Heated, Insulated, Over Sized, Rear Drive Access, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator-Energy Star, Stove-Gas, Washer - Energy Star, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes

Basement	Full, Finished
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## Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
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Roof	Asphalt Shingles
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Construction	Wood, Stone, Vinyl
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Foundation	Concrete Perimeter
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## School Information

Elementary	St.AQUINAS/Dr.L.FAHLMAN
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Middle	St.AQUINAS/Dr.L.FAHLMAN
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High	Dr. ANNE ANDERSON!
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## Additional Information

Date Listed	June 4th, 2025
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Days on Market	52
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Zoning	Zone 55
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HOA Fees	141
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HOA Fees Freq.	Annually
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