

## \$424,900 - 4438 Annett Common, Edmonton

MLS® #E4450652

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,531 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

NO CONDO FEES on this stylish end-unit townhouse—the perfect blend of comfort, convenience, and value! Ideally located near schools, parks, and major shopping centres, this 3-bedroom, 2.5-bathroom home features a modern, open-concept layout with high-end finishes throughout. Stay cool with central A/C and enjoy the practicality of upstairs laundry. The second floor offers extra flex space—perfect for a home office or play area—and access to your private 2nd-storey deck, ideal for relaxing on warm summer days. The low-maintenance yard is perfect for those who want outdoor space without the hassle. Plus, the unfinished basement comes complete with rough-in plumbing, ready for future development. A fantastic opportunity for first-time buyers, young families, or investors—this home is a must-see!

Built in 2017

### Essential Information

MLS® #	E4450652
Price	\$424,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,531



Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	4438 Annett Common
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2V9

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, HRV System
Parking	Double Garage Attached, Insulated, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	141.75
HOA Fees Freq.	Annually

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