

## \$499,900 - 4369 Annett Common, Edmonton

MLS® #E4430730

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,697 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this beautifully maintained half duplex in the sought-after community of Allard, SW Edmonton! This spacious 3-bedroom, 2.5-bathroom home offers a perfect blend of comfort and convenience. Nestled on a quiet street and backing onto a scenic walking trail, enjoy peaceful views and extra privacy right from your backyard. The main floor features an open-concept layout with a bright living room, modern kitchen with stainless steel appliances including Gas-Stove, and a cozy dining area ideal for family gatherings or entertaining guests. Upstairs, you'll find a generous primary suite with a walk-in closet and ensuite, plus two additional bedrooms and a full bathroom and a Den/Prayer room. Also includes double attached garage, an unfinished basement ready for your personal touch, and a great location just minutes from schools, parks, public transit, and shopping amenities. First-time buyer or looking to downsize, this home offers fantastic value in a family-friendly neighborhood. ACT NOW!!!

Built in 2014

### Essential Information

MLS® # E4430730

Price \$499,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,697         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4369 Annett Common |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2V6            |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke, See Remarks |
| Parking   | Double Garage Attached             |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Stories           | 2                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                    |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                               |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 55          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 9:17pm MDT