

## \$485,000 - 4471 Annett Common, Edmonton

MLS® #E4445737

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,562 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this well-maintained half duplex in the desirable community of Allard in Southwest Edmonton. Offering 3 bedrooms, 2.5 bathrooms, and a bright open layout, this home is perfect for first-time buyers or growing families. The main floor features a modern kitchen with stainless steel appliances, a cozy dining space, and a comfortable living area. Upstairs, the primary suite includes a walk-in closet and ensuite, while two more bedrooms, a full bath, and a bonus room provide plenty of space for a home office, playroom, or family lounge. Additional features include a double attached garage, unfinished basement with future potential, and a fantastic location just steps from Dr. Lila Fahlman and Dr. Anne Anderson High School, plus parks, shopping, and transit nearby.

Built in 2015

### Essential Information

MLS® #	E4445737
Price	\$485,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,562
Acres	0.00



Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4471 Annett Common
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A8

### Amenities

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

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, 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, Cul-De-Sac, 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	July 3rd, 2025
Days on Market	15

Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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