

## \$529,000 - 4471 Annett Common, Edmonton

MLS® #E4431901

**\$529,000**

3 Bedroom, 2.50 Bathroom, 1,562 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Discover this immaculately cared-for half duplex located in the popular neighborhood of Allard, Southwest Edmonton. Featuring 3 bedrooms and 2.5 bathrooms, this home blends comfort with practicality. The main floor showcases a bright, open layout with a stylish kitchen, stainless steel appliances, and a cozy dining area great for daily living or entertaining. Upstairs, you'll find a spacious primary suite with a walk-in closet and ensuite, two additional bedrooms, a full bathroom, and a generous bonus room perfect for family movie nights, a play area, or home office. Additional highlights include a double attached garage, unfinished basement ready for future development, and a prime location just steps from Dr. Lila Fahlman School and Dr. Anne Anderson High School. Close to parks, shopping, and public transit. Ideal for first-time buyers or growing families.

Built in 2015

### Essential Information

MLS® #	E4431901
Price	\$529,000
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	April 20th, 2025
Days on Market	10
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 5:02am MDT