

## **\$424,900 - 4433 Annett Common, Edmonton**

MLS® #E4434426

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,539 sqft  
Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this EXQUISITE 2-storey AIR-CONDITIONED attached residential home with NO CONDO FEES located in the desirable community of ALLARD. Boasting over 1500+ Sq.ft of luxurious living space. The main floor features an OPEN CONCEPT design with ISLAND CENTRED KITCHEN, STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOP, WALK-IN CORNER PANTRY, OPEN TO DINING NOOK with space for a good sized table and patio door access to the FENCED & LANDSCAPED yard with new PRIVACY SCREENS for enhanced privacy & increased comfort on the deck, living room with BIG WINDOWS to the back yard, a 2 piece bath and a very spacious entrance completes this level. The upper level offers 3 BEDROOMS incl. PRIMARY BEDROOM with 2 windows, GOOD SIZE WALK-IN-CLOSET with a WINDOW & ENSUITE w/ 5' glass shower, convenient 2nd floor laundry and a full 4-pc BATH w/ DEEP SOAKER TUB. Basement awaits your personal touch! The high end finishings throughout the home exude elegance & sophistication, no detail has been overlooked by STERLING HOMES.

Built in 2018

### **Essential Information**

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Price	\$424,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,539
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	4433 Annett Common
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2V9

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home, Parking-Extra, HRV System
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 4th, 2025
Days on Market	9
Zoning	Zone 55
HOA Fees	142
HOA Fees Freq.	Annually

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Listing information last updated on May 14th, 2025 at 8:32am MDT