

## \$449,900 - 4438 Annett Common, Edmonton

MLS® #E4444871

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,531 sqft

Single Family on 0.00 Acres

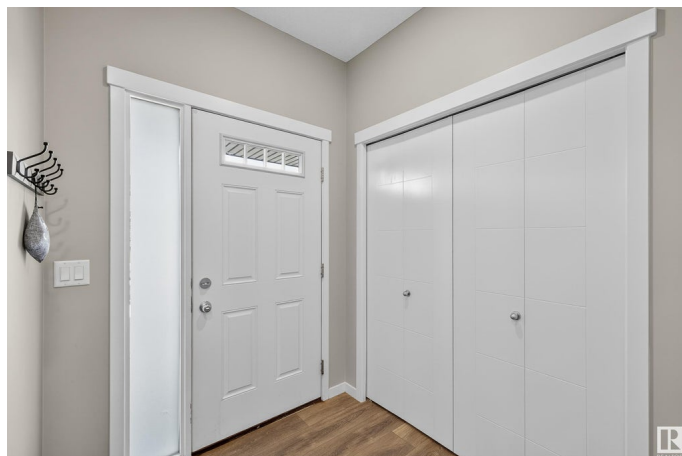
Allard, Edmonton, AB

Welcome to this end-unit townhouse with NO CONDO FEES, perfectly located near schools, parks, and shopping centres! This spectacular 3-bedroom, 2.5 bathroom home offers a functional layout with modern finishes throughout. Enjoy the comfort of central air conditioning during hot summer days and the convenience of upstairs laundry. Upstairs, you'll also find extended space, along with a hall leading off to your 2nd-storey deck to enjoy on summer days! The unfinished basement is ready for your personal touch and already includes rough-in plumbing for a future bathroom. This home is a must-see!

Built in 2017

### Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | E4444871             |
| Price          | \$449,900            |
| 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, HRV System |
| Parking   | Double Garage Attached, Insulated, Rear Drive Access                                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, 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, Back Lane, Fenced, Low Maintenance Landscape, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 55         |
| HOA Fees       | 141.75          |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 14th, 2025 at 5:47am MDT