

## \$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	13
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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