

## **\$509,000 - 4471 Annett Common, Edmonton**

MLS® #E4431901

**\$509,000**

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	\$509,000
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	58
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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