

## \$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 | 49               |
| Zoning         | Zone 55          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on June 8th, 2025 at 3:02am MDT