

## \$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	18
Zoning	Zone 55
HOA Fees	141.75
HOA Fees Freq.	Annually

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