

\$485,000 - 4456 Annett Common, Edmonton

MLS® #E4440504

\$485,000

4 Bedroom, 3.50 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this Incredible One of a Kind F/F
1434Sq.Ft 2Storey, 1/2

DUPLEX,4Bdrms/4Baths on a 6800+Sq.Ft PIE
LOT w/a 22x20 HEATED Double Det. Garage
with RV Parking for 2-35Ft TRAILERS &
2-20Ft TRAILERS(Or You can add another
24x24 Garage?!) With well over 2100Sq.Ft of
Living Space in ALLARD! The main floor has
10Ft CEILINGS, w/a Cozy Living Room with
LAMINATE FLOORING continuing into the
Dining Room with space for 8+Guests & a
Chefs Delight Kitchen w/a 5-BURNER GAS
STOVE, S/S Fridge, Bosh Dishwasher &
QUARTZ Counter Tops, a Lg ISLAND with 4
Bar Stools, a Corner Pantry & Back to the lg
2+Tier Deck! The upper floor has 3Bdrms, a
full 4pc Bath, Upper LAUNDRY ROOM & The
Primary Bdrm has a lg 5Pc ENSUITE, Double
sinks & tub/shower & A WALK-IN CLOSET!
The F/F Basement comes with VINYL PLANK
FLOORING and a Family Room, 4th Bdrm,
4Pc Bath, Wet Bar, Gym Area, 2 Lg Storage
areas & HRV w/a H.E Furnace. The massive
PIE SHAPED backyard has plenty of space for
the kids & is a 5min walk to the new K-9
SCHOOLS!

Built in 2017

Essential Information

MLS® #

E4440504



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|----------------|---------------|
| Price | \$485,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,434 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

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|-------------|--------------------|
| Address | 4456 Annett Common |
| Area | Edmonton |
| Subdivision | Allard |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2V8 |

Amenities

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|----------------|--|
| Amenities | Off Street Parking, On Street Parking, Bar, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Smoking Home, R.V. Storage, Secured Parking, Television Connection, Vinyl Windows, Wet Bar, HRV System, Natural Gas Stove Hookup |
| Parking Spaces | 10 |
| Parking | Double Garage Detached, Heated, Insulated, Over Sized, Rear Drive Access, RV Parking |

Interior

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| Interior Features | ensuite bathroom |
| Appliances | Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator-Energy Star, Stove-Gas, Washer - Energy Star, Window Coverings, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |

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| Basement | Full, Finished |
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Exterior

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| Exterior | Wood, Stone, Vinyl |
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| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot |
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| Roof | Asphalt Shingles |
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| Construction | Wood, Stone, Vinyl |
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| Foundation | Concrete Perimeter |
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School Information

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| Elementary | St.AQUINAS/Dr.L.FAHLMAN |
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| Middle | St.AQUINAS/Dr.L.FAHLMAN |
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| High | Dr. ANNE ANDERSON! |
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Additional Information

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| Date Listed | June 4th, 2025 |
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| Days on Market | 26 |
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| Zoning | Zone 55 |
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| HOA Fees | 141 |
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| HOA Fees Freq. | Annually |
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Listing information last updated on June 30th, 2025 at 8:17pm MDT