

## **\$435,000 - 4320 Annett Common, Edmonton**

MLS® #E4448969

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,658 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Proudly WELL-MAINTAINED, this beautiful upgraded 2-storey END UNIT home in the sought-after community of ALLARD offers NO CONDO FEE and is just steps away from Dr.Lila Fahlman K-9 School. With 1658 sq ft of thoughtfully designed living space, the main floor features 9' ceilings, a bright and spacious living room with large front windows, a generous dining area perfect for entertaining, and a stylish kitchen with modern white cabinetry, stainless steel appliances, and a large eating island. Upstairs you'll find 3 well-sized bedrooms, including primary suite walk-in closet and 4-piece bathroom, plus a versatile flex room ideal for a home office or kids' play area, and access to an upper-floor balcony. The double attached garage(19'x21').The end unit townhouse near parks, playgrounds, shopping, and public transit. The move-in-ready property is perfect for first-time homebuyers and a great addiiton to your investment portfolio.

Built in 2015

### **Essential Information**

MLS® #	E4448969
Price	\$435,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4320 Annett Common
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2V5

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Patio, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 21st, 2025  
Days on Market                4  
Zoning                            Zone 55  
HOA Fees                        141.75  
HOA Fees Freq.                Annually

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