

\$499,900 - 4369 Annett Common, Edmonton

MLS® #E4430730

\$499,900

3 Bedroom, 2.50 Bathroom, 1,697 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this beautifully maintained half duplex in the sought-after community of Allard, SW Edmonton! This spacious 3-bedroom, 2.5-bathroom home offers a perfect blend of comfort and convenience. Nestled on a quiet street and backing onto a scenic walking trail, enjoy peaceful views and extra privacy right from your backyard. The main floor features an open-concept layout with a bright living room, modern kitchen with stainless steel appliances including Gas-Stove, and a cozy dining area ideal for family gatherings or entertaining guests. Upstairs, you'll find a generous primary suite with a walk-in closet and ensuite, plus two additional bedrooms and a full bathroom and a Den/Prayer room. Also includes double attached garage, an unfinished basement ready for your personal touch, and a great location just minutes from schools, parks, public transit, and shopping amenities. First-time buyer or looking to downsize, this home offers fantastic value in a family-friendly neighborhood. ACT NOW!!!

Built in 2014

Essential Information

MLS® # E4430730

Price \$499,900

Bedrooms 3



| | |
|----------------|---------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,697 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 4369 Annett Common |
| Area | Edmonton |
| Subdivision | Allard |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2V6 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, 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 14th, 2025 |
| Days on Market | 30 |
| Zoning | Zone 55 |
| HOA Fees | 100 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 14th, 2025 at 9:47am MDT