

# \$424,900 - 4438 Annett Common, Edmonton

MLS® #E4450652

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,531 sqft  
Single Family on 0.00 Acres

Allard, Edmonton, AB

NO CONDO FEES on this stylish end-unit townhouse—the perfect blend of comfort, convenience, and value! Ideally located near schools, parks, and major shopping centres, this 3-bedroom, 2.5-bathroom home features a modern, open-concept layout with high-end finishes throughout. Stay cool with central A/C and enjoy the practicality of upstairs laundry. The second floor offers extra flex space—the perfect for a home office or play area—and access to your private 2nd-storey deck, ideal for relaxing on warm summer days. The low-maintenance yard is perfect for those who want outdoor space without the hassle. Plus, the unfinished basement comes complete with rough-in plumbing, ready for future development. A fantastic opportunity for first-time buyers, young families, or investors—the this home is a must-see!

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450652  |
| Price          | \$424,900 |
| 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, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached, Insulated, Rear Drive Access                                                     |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, 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, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 55         |
| HOA Fees       | 141.75          |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 6:02pm MDT