

## **\$499,000 - 4456 Annett Common, Edmonton**

MLS® #E4440504

**\$499,000**

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, Bosch 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



|                |               |
|----------------|---------------|
| Price          | \$499,000     |
| 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

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

### Amenities

|                |  |
|----------------|--|
| 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

|                   |   |
|-------------------|---|
| 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   |

|          |                |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

## Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| 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 |
|-------------------|---|

|      |                  |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
|--------------|--------------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |                         |
|------------|-------------------------|
| Elementary | St.AQUINAS/Dr.L.FAHLMAN |
|------------|-------------------------|

|        |                         |
|--------|-------------------------|
| Middle | St.AQUINAS/Dr.L.FAHLMAN |
|--------|-------------------------|

|      |                    |
|------|--------------------|
| High | Dr. ANNE ANDERSON! |
|------|--------------------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 4th, 2025 |
|-------------|----------------|

|                |   |
|----------------|---|
| Days on Market | 3 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 55 |
|--------|---------|

|          |     |
|----------|-----|
| HOA Fees | 141 |
|----------|-----|

|                |          |
|----------------|----------|
| HOA Fees Freq. | Annually |
|----------------|----------|

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Listing information last updated on June 7th, 2025 at 8:17pm MDT