

## \$399,500 - 4438 Annett Common, Edmonton

MLS® #E4450652

**\$399,500**

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—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, and don't forget about the double attached garage around back! A fantastic opportunity for first-time buyers, young families, or investors—this home is a must-see!

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450652  |
| Price      | \$399,500 |
| 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                25  
Zoning                              Zone 55  
HOA Fees                         141.75  
HOA Fees Freq.                Annually

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