

## **\$424,900 - 4433 Annett Common, Edmonton**

MLS® #E4434426

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,539 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this EXQUISITE 2-storey AIR-CONDITIONED attached residential home with NO CONDO FEES located in the desirable community of ALLARD. Boasting over 1500+ Sq.ft of luxurious living space. The main floor features an OPEN CONCEPT design with ISLAND CENTRED KITCHEN, STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOP, WALK-IN CORNER PANTRY, OPEN TO DINING NOOK with space for a good sized table and patio door access to the FENCED & LANDSCAPED yard with new PRIVACY SCREENS for enhanced privacy & increased comfort on the deck, living room with BIG WINDOWS to the back yard, a 2 piece bath and a very spacious entrance completes this level. The upper level offers 3 BEDROOMS incl. PRIMARY BEDROOM with 2 windows, GOOD SIZE WALK-IN-CLOSET with a WINDOW & ENSUITE w/ 5' glass shower, convenient 2nd floor laundry and a full 4-pc BATH w/ DEEP SOAKER TUB. Basement awaits your personal touch! The high end finishings throughout the home exude elegance & sophistication, no detail has been overlooked by STERLING HOMES.

Built in 2018

### **Essential Information**

MLS® #

E4434426



Price	\$424,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,539
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	4433 Annett Common
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2V9

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home, Parking-Extra, HRV System
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

Exterior Features	Fenced, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 4th, 2025
Days on Market	11
Zoning	Zone 55
HOA Fees	142
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 15th, 2025 at 6:17am MDT