

\$475,000 - 4471 Annett Common, Edmonton

MLS® #E4445737

\$475,000

3 Bedroom, 2.50 Bathroom, 1,562 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this well-maintained half duplex in the desirable community of Allard in Southwest Edmonton. Offering 3 bedrooms, 2.5 bathrooms, and a bright open layout, this home is perfect for first-time buyers or growing families. The main floor features a modern kitchen with stainless steel appliances, a cozy dining space, and a comfortable living area. Upstairs, the primary suite includes a walk-in closet and ensuite, while two more bedrooms, a full bath, and a bonus room provide plenty of space for a home office, playroom, or family lounge. Additional features include a double attached garage, unfinished basement with future potential, and a fantastic location just steps from Dr. Lila Fahlman and Dr. Anne Anderson High School, plus parks, shopping, and transit nearby.

Built in 2015

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4445737 |
| Price | \$475,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,562 |
| Acres | 0.00 |



| | |
|------------|---------------|
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 4471 Annett Common |
| Area | Edmonton |
| Subdivision | Allard |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1A8 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, 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, Cul-De-Sac, 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 | July 3rd, 2025 |
| Days on Market | 53 |

| | |
|----------------|----------|
| Zoning | Zone 55 |
| HOA Fees | 100 |
| 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 August 25th, 2025 at 6:17am MDT