

\$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, Bosh 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	10
----------------	----

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

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

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 June 13th, 2025 at 10:32pm MDT