

## \$435,000 - 4320 Annett Common, Edmonton

MLS® #E4448969

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,658 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Proudly WELL-MAINTAINED, this beautiful upgraded 2-storey END UNIT home in the sought-after community of ALLARD offers NO CONDO FEE and is just steps away from Dr.Lila Fahlman K-9 School. With 1658 sq ft of thoughtfully designed living space, the main floor features 9' ceilings, a bright and spacious living room with large front windows, a generous dining area perfect for entertaining, and a stylish kitchen with modern white cabinetry, stainless steel appliances, and a large eating island. Upstairs you'll find 3 well-sized bedrooms, including primary suite walk-in closet and 4-piece bathroom, plus a versatile flex room ideal for a home office or kids' play area, and access to an upper-floor balcony. The double attached garage(19'x21').The end unit townhouse near parks, playgrounds, shopping, and public transit. The move-in-ready property is perfect for first-time homebuyers and a great addiiton to your investment portfolio.

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448969  |
| Price     | \$435,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,658         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4320 Annett Common |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2V5            |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Patio, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached                                                                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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 | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 21st, 2025  
Days on Market                12  
Zoning                              Zone 55  
HOA Fees                         141.75  
HOA Fees Freq.                Annually

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