

\$474,888 - 4456 Annett Common, Edmonton

MLS® #E4452426

\$474,888

4 Bedroom, 3.50 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this UPGRADED, NEW PAINT & CARPET, 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(RENT THE SPACE FOR \$50/MONTH?) 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, Bosch 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® #

E4452426



Price	\$474,888
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", Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Secured Parking, Television Connection, Vinyl Windows, Wet Bar, 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, Public Transportation, 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.FA

Middle St.AQUINAS/Dr.L.FA

High Dr. ANNE!

Additional Information

Date Listed August 11th, 2025

Days on Market 11

Zoning Zone 55

HOA Fees 141

HOA Fees Freq. Annually

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