

## **\$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 | 9             |
| Zoning         | Zone 55       |
| HOA Fees       | 142           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on May 13th, 2025 at 4:32am MDT