

## \$414,900 - 4360 Annett Common, Edmonton

MLS® #E4453437

**\$414,900**

3 Bedroom, 2.50 Bathroom, 1,688 sqft

Single Family on 0.00 Acres

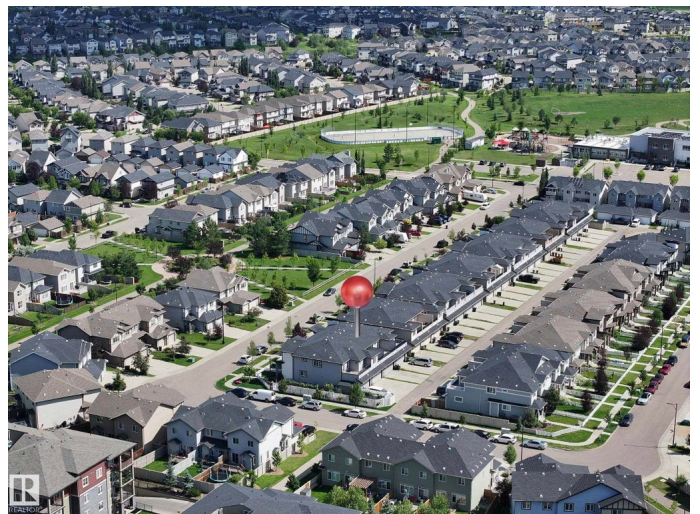
Allard, Edmonton, AB

Welcome to your dream home in the highly sought-after community of Allard! This stunning 1688 SQFT, NON-CONDO-FEE, DOUBLE ATTACHED GARAGE townhome boasts exceptional features and is sure to impress. As you enter, you'll be greeted by 9 ft ceilings on the first floor, creating an airy and spacious atmosphere. The unit location provides abundant natural light, making your living experience brighter and more comfortable. The main floor features LED lights to ensure modern convenience and energy efficiency. The second floor features three generously sized bedrooms, including a BONUS room and a patio that allows you to enjoy the outdoors from the comfort of your own home. This gorgeous townhome has been impeccably maintained by the owner. Real walking distance to K-9 School, Community Shopping Center, and Bus-stop. Easy access to Anthony Henday, South Common, and Airport Outlet.

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453437  |
| Price     | \$414,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,688                |
| Acres          | 0.00                 |
| Year Built     | 2015                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4360 Annett Common |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2V6            |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Patio |
| Parking   | Double Garage Attached                                |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Stone, Vinyl                                                                                         |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Asphalt, Stone, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                  |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Lila Fahlman School  |
| Middle     | Dr. Lila Fahlman School  |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 55           |

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 22nd, 2025 at 3:32am MDT