

## \$449,808 - 4315 Annett Common, Edmonton

MLS® #E4442631

**\$449,808**

3 Bedroom, 3.50 Bathroom, 1,501 sqft

Single Family on 0.00 Acres

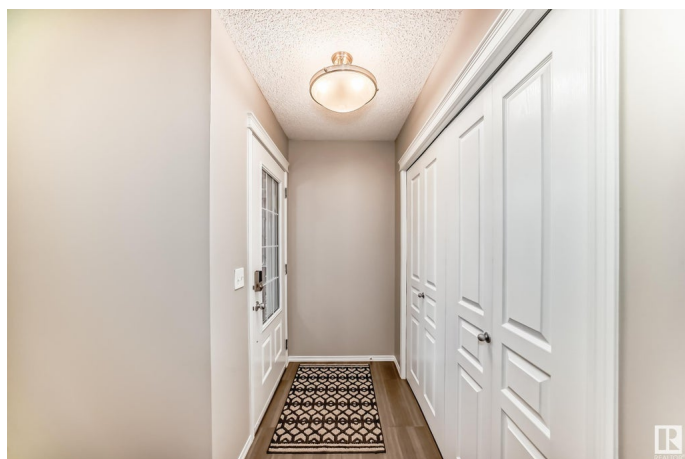
Allard, Edmonton, AB

Elegant & family-friendly, this beautifully finished 2015 home is perfectly located just steps from the school & backs onto a scenic walking path & winter skating rink. The spacious foyer welcomes you w/ tile floors, large front closet & upgraded fixtures. The kitchen impresses w/ quartz counters, ceiling-height cabinetry, SS appliances incl. double oven, microwave hood fan, undermount sink & walk-in pantry. Main floor offers a 2pc bath. Upstairs, enjoy the convenience of laundry, 3 bedrooms including a generous primary retreat w/ walk-in closet & spa-inspired 3pc ensuite w/ tiled shower & built-in bench. FF basement features a versatile area w/ Murphy bed, egress window, built-ins, full 4pc bath & room for a deep freeze. Heated double garage completes the package. Loads of upgrades & flooded in natural light this home is 10 out of 10!

Built in 2014

### Essential Information

MLS® #	E4442631
Price	\$449,808
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,501
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	4315 Annett Common
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2V5

### Amenities

Amenities	Deck, Detectors Smoke, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	141
HOA Fees Freq.	Annually

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Listing information last updated on June 17th, 2025 at 1:02am MDT