

## \$420,000 - 4320 Annett Common, Edmonton

MLS® #E4452608

**\$420,000**

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 addition to your investment portfolio.

Built in 2015

### Essential Information

MLS® #	E4452608
Price	\$420,000
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	Residential Attached
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 August 12th, 2025

Days on Market 22

Zoning Zone 55

HOA Fees 141.75

HOA Fees Freq. Annually

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 September 3rd, 2025 at 8:17pm MDT