

## \$514,900 - 5050 Andison Close, Edmonton

MLS® #E4440741

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,584 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this well-kept 3-bedroom, 2.5-bath detached home in the desirable community of Allard. The bright, open-concept main floor features a welcoming living area with views of the front yard with adjoining dining area. A stylish U-shaped corner kitchen offers plenty of natural light through its windows and comes equipped with stainless steel appliances including a gas stove, ample cabinetry, and a built-in wine rack. A convenient powder room completes the main level. Upstairs, the spacious primary bedroom includes a walk-in closet and private ensuite, while two additional bedrooms, loft and a full bath provide space for the whole family. The unfinished basement awaits your personal touch. Step outside to a landscaped backyard perfect for outdoor enjoyment. Located near top-rated schools such as Dr. Lila Fahlman K&#9 and Dr. Anne Anderson High School, with nearby parks, playgrounds, and shopping at Heritage Valley Town Centre. Easy access to James Mowatt Trail and Anthony Henday Drive.

Built in 2017

### Essential Information

MLS® # E4440741

Price \$514,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,584                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5050 Andison Close |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3T4            |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Front Porch, Smart/Program. Thermostat, See Remarks, HRV System |
| Parking   | Parking Pad Cement/Paved                                        |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 5th, 2025  
Days on Market                23  
Zoning                              Zone 55  
HOA Fees                         150  
HOA Fees Freq.                Annually

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