

## \$450,000 - 5025 Andison Close, Edmonton

MLS® #E4453973

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Discover the perfect blend of luxury and convenience in the highly sought-after Allard neighborhood! This exquisite home features double attached garages and a huge pie-shaped lot. Main floor offers an open concept floor plan with a 9 feet ceiling. The kitchen is equipped with stainless steel appliances, chimney style hood fan, quartz countertops and comes with a pantry. A bright, airy living room that's perfect for entertaining. Upstairs offers a spacious master bedroom which comes with a 5 pcs ensuite and a walk-in closet. a desk area, 2 more good-sized bedrooms, another full bathroom and upstairs laundry completes the 2nd level. The basement is unspoiled and waiting for your creation. The spacious backyard is ideal for outdoor enjoyment. Located just a few minutes walk from Dr. Lila Fahlman School(K - 9) and close to the EIA, South Common and other amenities. This is a rare opportunity you don't want to miss!

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453973  |
| Price     | \$450,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,625         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5025 Andison Close |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3T3            |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Ceiling 9 ft., Deck, HRV System |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

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

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Wood, Brick, Vinyl     |
| Exterior Features | Landscaped, Level Land |
| Roof              | Asphalt Shingles       |
| Construction      | Wood, Brick, Vinyl     |
| Foundation        | Concrete Perimeter     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 55           |
| HOA Fees       | 135               |
| 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 August 26th, 2025 at 11:32pm MDT