

Courtesy Of Megan Parker Of Century 21 Masters

## \$425,000 - 5017 Andison Close, Edmonton

MLS® #E4460551

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,415 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

This meticulously cared-for 1,400 sq ft half duplex is move-in ready!! The stylish kitchen features modern full height cabinetry, upgraded appliances including a high-end Bosch dishwasher—all bathed in natural light that flows into the open-concept living and dining areas. Upstairs, the spacious primary suite offers a peaceful retreat with a walk-in closet and a private ensuite showcasing both a bathtub and a large walk-in shower. Two additional bedrooms and a full bathroom complete the upper level, offering flexibility for family, guests, or a home office. Smart features include a Nest thermostat, two outdoor security cameras, and a brand-new air conditioning unit with warranty—adding comfort and peace of mind year-round. The unfinished basement is a blank canvas, ready for your personal touch. Outside you'll find a large backyard, perfect for entertaining or unwinding after a long day. Whether you're a first-time buyer or looking to downsize, this property offers comfort, value, and opportunity.

Built in 2017

### Essential Information

MLS® # E4460551

Price \$425,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,415         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5017 Andison Close |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3T3            |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke |
| Parking   | Single Garage Attached                 |

### Interior

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

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 2nd, 2025  
Days on Market                17  
Zoning                              Zone 55  
HOA Fees                         140  
HOA Fees Freq.                Annually

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