

## \$498,800 - 5075 Andison Close, Edmonton

MLS® #E4450840

**\$498,800**

3 Bedroom, 2.50 Bathroom, 1,739 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to Allard! This stunning, fully upgraded home offers modern living boasting over 2,430 sqft of total living space w/ 3 bedrooms & 2.5 baths! The main level showcases a spacious living room w/ picture windows & stylish feature wall, a chef-inspired kitchen featuring SS appliances, quartz countertops & soft-close cabinetry! A versatile den that can be used as an office or bedroom & a modern half-bath complete the main floor. Upstairs, you'll find a spacious bonus room w/ VAULTED CEILINGS & modern pendant lighting to use as a family area or extra work area! Retreat to your luxurious primary suite, featuring a spa-like 5-piece ensuite w/ dual sinks, a standalone shower, a deep soaker tub, & a large walk-in closet. A convenient laundry room, a 4-piece bath, and two generous bedrooms with unobstructed views. The UNFINISHED basement can be converted into your dream space - a gym, home theatre or extra living space! PRIME LOCATION w/ easy access to Anthony Henday & EIA!

Built in 2018

### Essential Information

MLS® # E4450840

Price \$498,800

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,739                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5075 Andison Close |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3T5            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| 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           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                            |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Lila Fahlman School  |
| Middle     | Johnny Bright School     |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 28               |
| Zoning         | Zone 55          |
| HOA Fees       | 145              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 29th, 2025 at 4:32am MDT