

## \$499,900 - 5050 Andison Close, Edmonton

MLS® #E4440741

**\$499,900**

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&#179 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 \$499,900

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                86  
Zoning                              Zone 55  
HOA Fees                         150  
HOA Fees Freq.                Annually

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