

# \$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

Step into this move-in ready, meticulously cared for 1,400 sq ft half duplex. The UPGRADED kitchen boasts stylish cabinets and modern appliances, with ample natural light that fills the open living space. Upstairs you'll find the spacious primary retreat complete with a walk-in closet and ensuite with both a bathtub and large shower. Completing this level are two additional generous size bedrooms and another full bathroom. Downstairs, the unfinished basement offers endless potential—ready for your personal touch. Step outside to an expansive outdoor area, perfect for relaxing or entertaining. 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 | 9                 |

|                |          |
|----------------|----------|
| Zoning         | Zone 55  |
| HOA Fees       | 140      |
| HOA Fees Freq. | Annually |

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Listing information last updated on October 11th, 2025 at 10:02am MDT