

## \$509,000 - 5005 Andison Close, Edmonton

MLS® #E4429923

**\$509,000**

3 Bedroom, 2.50 Bathroom, 1,662 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this beautifully designed half duplex in the vibrant community of Allard! Every corner of this home is thoughtfully crafted with architectural precision. Large windows throughout fill the space with natural light, creating a bright and airy atmosphere. The main floor offers a functional layout with a cozy living room featuring a fireplace, a dining area, kitchen with a pantry, and a convenient half bath. Upstairs, you'll find a spacious bonus room, three bedrooms, including a primary suite with a walk-in closet and full ensuite, plus an additional full bathroom. The FULLY FINISHED BASEMENT includes a den and a large recreation room – perfect for work or play. A double attached garage completes the package. Located close to the airport and all major amenities, this home offers comfort, style, and convenience in one of Southwest Edmonton's most desirable neighborhoods.

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429923  |
| Price      | \$509,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,662         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 5005 Andison Close |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3T3            |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, 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                      D S MacKenzie School  
High                        Harry Ainlay School

**Additional Information**

Date Listed                April 9th, 2025  
Days on Market        27  
Zoning                      Zone 55

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