

\$450,000 - 5025 Andison Close, Edmonton

MLS® #E4453973

\$450,000

3 Bedroom, 2.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Discover the perfect blend of luxury and convenience in the highly sought-after Allard neighborhood! This exquisite home features double attached garages and a huge pie-shaped lot. Main floor offers an open concept floor plan with a 9 feet ceiling. The kitchen is equipped with stainless steel appliances, chimney style hood fan, quartz countertops and comes with a pantry. A bright, airy living room that's perfect for entertaining. Upstairs offers a spacious master bedroom which comes with a 5 pcs ensuite and a walk-in closet. a desk area, 2 more good-sized bedrooms, another full bathroom and upstairs laundry completes the 2nd level. The basement is unspoiled and waiting for your creation. The spacious backyard is ideal for outdoor enjoyment. Located just a few minutes walk from Dr. Lila Fahlman School(K - 9) and close to the EIA, South Common and other amenities. This is a rare opportunity you don't want to miss!

Built in 2017

Essential Information

MLS® #	E4453973
Price	\$450,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	5025 Andison Close
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3T3

Amenities

Amenities	Ceiling 9 ft., Deck, HRV System
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Level Land
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 21st, 2025
Days on Market	5
Zoning	Zone 55
HOA Fees	135
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 26th, 2025 at 1:32pm MDT