

## \$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;9 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                69  
Zoning                              Zone 55  
HOA Fees                         150  
HOA Fees Freq.                Annually

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