

# \$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	14

Zoning	Zone 55
HOA Fees	140
HOA Fees Freq.	Annually

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