

## \$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                21  
Zoning                              Zone 55

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