

## **\$538,800 - 5075 Andison Close, Edmonton**

MLS® #E4441355

**\$538,800**

3 Bedroom, 2.50 Bathroom, 1,739 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to Allard! This stunning, fully upgraded home offers modern living boasting over 2,430 sqft of total living space w/ 3 bedrooms & 2.5 baths! The main level showcases a spacious living room w/ picture windows & stylish feature wall, a chef-inspired kitchen featuring SS appliances, quartz countertops & soft-close cabinetry! A versatile den that can be used as an office or bedroom & a modern half-bath complete the main floor. Upstairs, you'll find a spacious bonus room w/ VAULTED CEILINGS & modern pendant lighting to use as a family area or extra work area! Retreat to your luxurious primary suite, featuring a spa-like 5-piece ensuite w/ dual sinks, a standalone shower, a deep soaker tub, & a large walk-in closet. A convenient laundry room, a 4-piece bath, and two generous bedrooms with unobstructed views. The UNFINISHED basement can be converted into your dream space - a gym, home theatre or extra living space! PRIME LOCATION w/ easy access to Anthony Henday & EIA!

Built in 2018

### **Essential Information**

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Price \$538,800

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,739
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5075 Andison Close
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3T5

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, 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	Johnny Bright School
High	Dr. Anne Anderson School

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	8
Zoning	Zone 55
HOA Fees	145
HOA Fees Freq.	Annually

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