

\$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

This meticulously cared-for 1,400 sq ft half duplex is move-in ready!! The stylish kitchen features modern full height cabinetry, upgraded appliances including a high-end Bosch dishwasher—all bathed in natural light that flows into the open-concept living and dining areas. Upstairs, the spacious primary suite offers a peaceful retreat with a walk-in closet and a private ensuite showcasing both a bathtub and a large walk-in shower. Two additional bedrooms and a full bathroom complete the upper level, offering flexibility for family, guests, or a home office. Smart features include a Nest thermostat, two outdoor security cameras, and a brand-new air conditioning unit with warranty—adding comfort and peace of mind year-round. The unfinished basement is a blank canvas, ready for your personal touch. Outside you'll find a large backyard, perfect for entertaining or unwinding after a long day. 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 24
Zoning Zone 55
HOA Fees 140
HOA Fees Freq. Annually

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