# \$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 Kâ€"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 133

Zoning Zone 55

HOA Fees 150

HOA Fees Freq. Annually

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