

## \$564,900 - 5121 Andison Close, Edmonton

MLS® #E4431445

**\$564,900**

4 Bedroom, 3.50 Bathroom, 1,723 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

A Gem in the Peaceful Neighbourhood of Allard | FULLY FINISHED BASEMENT with SECOND KITCHEN and SEPARATE ENTRANCE. Welcome to this beautifully maintained double-car garage home in a quiet cul-de-sac in the sought-after community of Allard. With 2,383 sq. ft. of finished space including basement, it features premium flooring, fresh modern paint, 9-ft ceilings, and oversized windows for natural light. The kitchen offers a gas stove, large walk-in pantry, and modern design. Upstairs includes a spacious primary suite with ensuite, bonus room, 2 bedrooms, and laundry. The finished basement with separate entrance adds a second kitchen, bedroom, full bath, and laundry. Enjoy a private backyard with a large deck and no rear neighbors. Steps from Dr. Lila Fahlman School, transit, QE2, the airport, and the Dr. Anne Anderson Community Centre—this smoke-free, pet-free home is truly a rare find.

Built in 2018

### Essential Information

MLS® #	E4431445
Price	\$564,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,723
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5121 Andison Close
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3Z1

### Amenities

Amenities	Ceiling 9 ft., Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, See Remarks
Exterior Features	Airport Nearby, Commercial, Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, See Remarks

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 17th, 2025  
Days on Market                3  
Zoning                              Zone 55  
HOA Fees                         141.75  
HOA Fees Freq.                Annually

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