

## \$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 Suite         | Yes                                                                                   |
| 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 | 14               |
| Zoning         | Zone 55          |
| HOA Fees       | 141.75           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 4:02pm MDT