

## \$525,000 - 5074 Andison Close, Edmonton

MLS® #E4448610

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,651 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to Allard, where style meets function in this beautifully finished former Jayman Built showhome. This detached single family home offers 1,650 sq ft above grade, 4 bedrooms, 3.5 bathrooms, and a fully finished basement – perfect for growing families or those who love to entertain. From the moment you step inside, you'll notice the extra touches: thoughtful layout, upgraded finishes, and modern design throughout. Enjoy central A/C, a double detached garage with attic storage, and a host of builder upgrades that elevate the everyday. The spacious kitchen flows into a bright, sunken living area. Upstairs you'll find a well-appointed primary suite with ensuite, two additional bedrooms, and convenient upper laundry. Downstairs, the finished basement adds even more flexible living space with a 4th bedroom, full bath, and rec area. Allard is a thriving family community with parks, schools, shopping, and easy access to the airport and Anthony Henday.

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448610  |
| Price     | \$525,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,651                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5074 Andison Close |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3T4            |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                            |

### Interior

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

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Vinyl                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 18th, 2025

Days on Market                15

Zoning                            Zone 55

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