

## \$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 â€” 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 youâ€™™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                12

Zoning                            Zone 55

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