

## \$475,000 - 5046 Andison Close, Edmonton

MLS® #E4430491

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,606 sqft

Single Family on 0.00 Acres

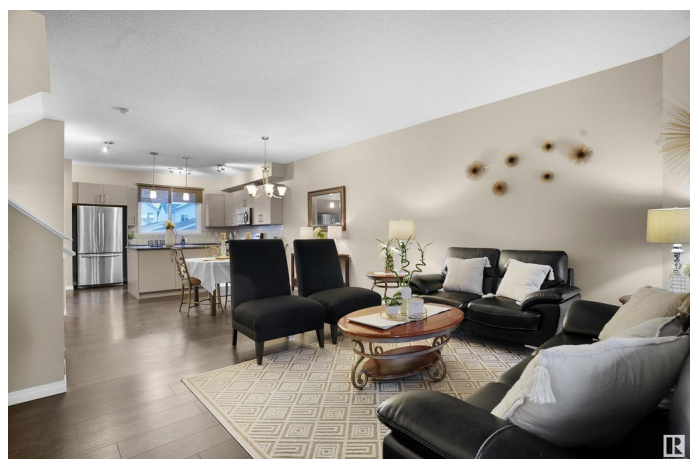
Allard, Edmonton, AB

This JAYMAN BUILT home offers comfort, style, and convenience. Minutes to schools and parks with QUICK ACCESS TO THE QE2, ANTHONY HENDAY, AND ENDLESS SHOPPING AND DINING ALONG JAMES MOWATT TRAIL. Step inside to discover BEAUTIFUL LAMINATE FLOORING, cozy carpet, and 9' CEILINGS that create a bright and spacious feel throughout the main level. The open layout includes a welcoming living room, dining area, and a well-appointed kitchen, along with a convenient 2-PIECE BATH. Upstairs, the LARGE BONUS ROOM provides extra space for family fun, a home office, or a quiet retreat. The primary suite features its own ensuite bath, while two additional bedrooms share a 4-PIECE MAIN BATHROOM, perfect for growing families or guests. The PARKING PAD is ready for your dream garage—just add your personal touch! THIS MOVE-IN READY home is a MUST SEE!

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430491  |
| Price     | \$475,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,606                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5046 Andison Close |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3T4            |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Tankless, No Animal Home, No Smoking Home |
| Parking   | Parking Pad Cement/Paved                                           |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, 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, Back Lane, Fenced, Flat Site, Level Land, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 55          |
| HOA Fees       | 135              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 30th, 2025 at 11:47am MDT