

## \$347,000 - 1 6304 Sandin Way, Edmonton

MLS® #E4430436

**\$347,000**

2 Bedroom, 2.50 Bathroom, 1,187 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

### MOVE-IN READY HALF DUPLEX IN SOUTH TERWILLEGAR [FORMER SHOWHOME]

This beautifully kept corner-lot half duplex is a perfect blend of space, style, and comfort. Located in South Terwillegar, it features ceramic tile flooring, a stone-faced gas fireplace, stainless steel appliances, and a newer dishwasher. The open layout is ideal for everyday living and entertaining. Upstairs, the spacious primary suite offers two walk-in closets with custom shelving and a private ensuite. A second large bedroom also features dual closets. The fully finished basement adds a versatile second living or entertainment space with in-suite laundry. Step outside to one of the largest yards in the complexâ€”fully fenced, with a stone privacy wall, high-end landscaping, and an impressive built-in firepit for summer gatherings. Additional highlights include central A/C, a heated single garage with shelving, and low condo fees. Close to parks, trails, schools, and shoppingâ€”this is one you donâ€™t want to miss!

Built in 2007

### Essential Information

MLS® # E4430436

Price \$347,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,187             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1 6304 Sandin Way |
| Area        | Edmonton          |
| Subdivision | South Terwillegar |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 0J8           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Fire Pit, Parking-Visitor |
| Parking Spaces | 2   |
| Parking        | Front Drive Access, Single Garage Attached                        |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 14          |
| Condo Fee      | \$227            |

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Listing information last updated on April 15th, 2025 at 1:17pm MDT