

## **\$628,800 - 6350 Sandin Way, Edmonton**

MLS® #E4444203

**\$628,800**

4 Bedroom, 3.50 Bathroom, 2,452 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

**Big House, Big Lot in Prime Location!**

Welcome to this beautiful and bright 2 storey offering over 3500 sqft of living space, 5 Bedrooms, 3.5 Baths and so much more.

Enjoy entertaining in your Formal Living and Dining Rm with soaring 18' ceilings, Family Rm with fireplace, main floor Office (or bedroom), huge 2nd floor Bonus Rm with door, 3 Bedrooms as well as a fully finished basement with huge Recreation Rm with Wet bar an additional Bedroom and Bathroom.

Space for everyone- Perfect for a large or Multi Generational family! You will love your newer stainless steel appliances (Induction stove), huge Deck off the Dinette area with an oversize fully fenced yard for the entire family to enjoy. The Primary Bedroom accommodates King size furniture, has a huge walk in closet and well appointed private ensuite. Location is fantastic as it is steps to the pond and walking trails and easy access to Playgrounds, Schools, Shopping and Anthony Henday. A True MUST SEE!

Built in 2007

### **Essential Information**

MLS® # E4444203

Price \$628,800

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,452
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6350 Sandin Way
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0K1

### Amenities

Amenities	Ceiling 9 ft., Deck, Front Porch
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Esther Starkman,Monsignor
Middle	Esther Starkman,Nellie Car
High	Lillian Osborne,St.Laurent

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	8
Zoning	Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 3rd, 2025 at 11:33am MDT