

## **\$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 | 10              |
| Zoning         | Zone 14         |

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Listing information last updated on July 5th, 2025 at 3:02pm MDT