

Courtesy Of David Demian Of RE/MAX Real Estate

# \$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 complex—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 shopping—this is one you don'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 8

Zoning Zone 14

Condo Fee \$227

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 April 19th, 2025 at 7:32pm MDT