

\$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!

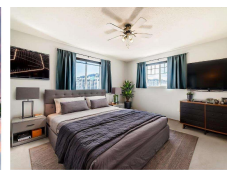
Built in 2007

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 |

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 15th, 2025 at 8:17pm MDT