\$299,888 - 11 6304 Sandin Way, Edmonton

MLS® #E4454506

\$299,888

2 Bedroom, 2.50 Bathroom, 1,109 sqft Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this Centrally Air conditioned Half Duplex home with single attached garage located at South Terwillegar, most desired location in Edmonton. Close to Nellie Carlson School(k-9) and Lillian Osborne high School. Main floor has Kitchen, Living room with a gas fireplace, Dining area, half bath, access to attached garage, covered front porch with a sitting area. Backyard access is through a sliding glass patio door. Private backyard is landscaped and fenced, with a maintenance free deck surrounded with metal railing. Moving upstairs, you'll find 2 large primary bedrooms, two full bathrooms. Basement is unfinished. Nearby parks, walking trails, green spaces. Quick access to all amenities including famous Terwillegar Rec Centre & bus stop, and Shopping centres, restaurants. A Property appraisal was done at \$338,000 on November 29, 2024 by Alberta Property Appraisals Ltd.



Built in 2007

Essential Information

MLS® # E4454506 Price \$299,888

Bedrooms 2
Bathrooms 2.50
Full Baths 2

Half Baths 1

Square Footage 1,109 Acres 0.00

Year Built 2007

Type Condo / Townhouse

Sub-Type Half Duplex

Style 2 Storey

Status Active

Community Information

Address 11 6304 Sandin Way

Area Edmonton

Subdivision South Terwillegar

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 0J8

Amenities

Amenities Air Conditioner, Deck, Hot

Windows

Parking Spaces 2

Parking Single Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dis

Fan, Refrigerator-Energy

Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door, Tile Surround

Stories 2

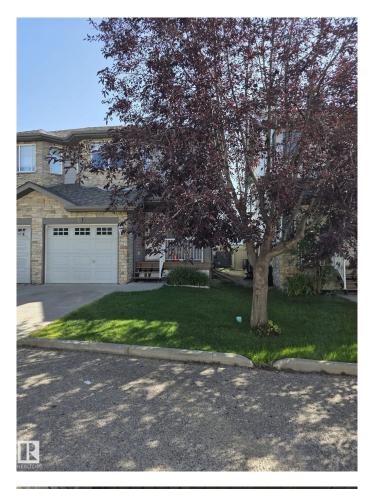
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting,





Public Swimming Pool, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Slab

Additional Information

Date Listed August 23rd, 2025

Days on Market 70

Zoning Zone 14

Condo Fee \$227

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Listing information last updated on November 1st, 2025 at 8:02am MDT