

## **\$539,000 - 8469 Sloane Crescent, Edmonton**

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MLS® #E4438132

**\$539,000**

3 Bedroom, 2.50 Bathroom, 1,909 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

### **SPLENDID IN SOUTH TERWILLEGAR!**

Located in a quiet crescent in the beautiful community of South Terwillegar, this home is sure to impress. Situated near schools, ponds, public transportation, rec centre, Anthony Henday freeway, Currents of Windermere shopping district, and surrounded by parks & backing onto a walkway, the home's location is unrivalled. This spacious 2-storey home features a den and an open main floor that integrates the kitchen & the living room. There is an expansive bonus room upstairs and the 3 sizeable bedrooms complete the upper floor. The professionally-built yard features a large deck with a gazebo and the fire pit is perfect for enjoying the outdoors. The unspoiled basement is a versatile space, ideal for all of your needs. The attached double garage adds extra convenience and there is plenty of parking on the quiet street. This home really is the complete package. All you have to do is move in. Don't miss out on this fabulous home!



Built in 2007

### **Essential Information**

MLS® #	E4438132
Price	\$539,000
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,909
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8469 Sloane Crescent
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0L2

### Amenities

Amenities	Deck, Fire Pit, Gazebo, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	6
Zoning	Zone 14

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