

\$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
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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	7
Zoning	Zone 14
Condo Fee	\$227

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Listing information last updated on April 18th, 2025 at 8:02pm MDT