

\$298,000 - 12 6304 Sandin Way, Edmonton

MLS® #E4434248

\$298,000

3 Bedroom, 1.50 Bathroom, 1,166 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

INVESTOR ALERT! Welcome to this Half Duplex home with single attached garage located at South Terwillegar. Designated Nellie Carlson School(k-9) and Lillian Osborne high School. The main floor is thoughtfully designed to maximize both functionality and style. The living area seamlessly flows into the dining space and kitchen. Moving upstairs, you'll find a larger primary bedroom, two additional bdrms, and a full bathroom. Basement offers even more space for your future development and offers endless possibilities to suit your unique needs. The private yard with fence and deck allows for various outdoor activities. Nearby parks, walking trails, green spaces. Quick access to all amenities including Rec Centre & bus stop, and Shopping centres, restaurants in close.

Built in 2007

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4434248 |
| Price | \$298,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,166 |
| Acres | 0.00 |



| | |
|------------|-------------------|
| Year Built | 2007 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 12 6304 Sandin Way |
| Area | Edmonton |
| Subdivision | South Terwillegar |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0J8 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Visitor, Patio, See Remarks |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 3 |
| Zoning | Zone 14 |
| Condo Fee | \$227 |

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Listing information last updated on May 5th, 2025 at 12:32am MDT