

\$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, Dish 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 27

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 September 19th, 2025 at 5:47am MDT