

# \$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

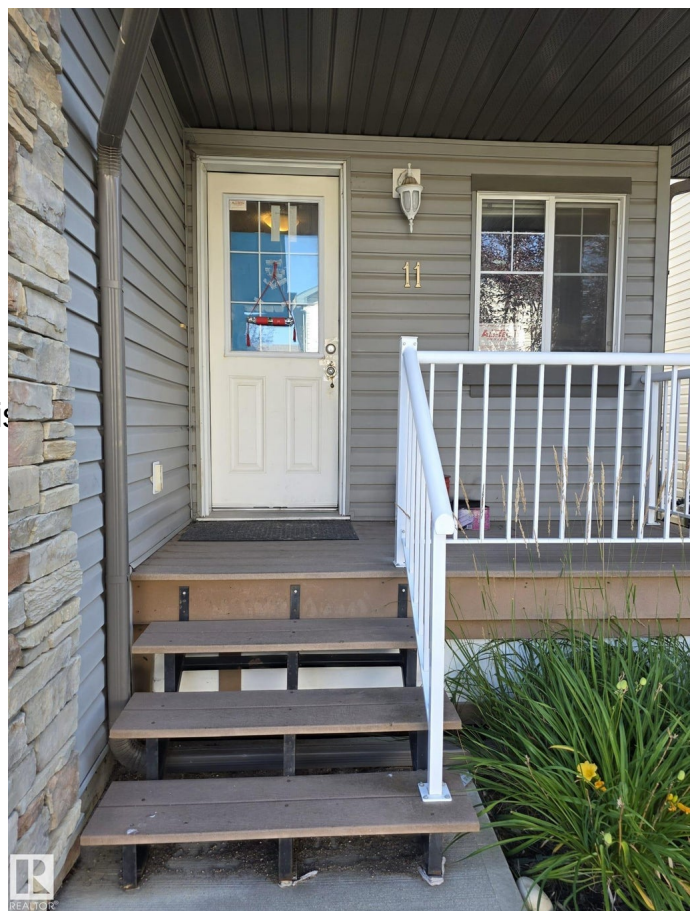
|                |                                    |
|----------------|------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Windows |
| Parking Spaces | 2                                  |
| Parking        | Single Garage Attached             |

### 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 | 54                |
| 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 October 16th, 2025 at 1:02am MDT