

\$299,888 - #11 6304 Sandin Wy Nw, Edmonton

MLS® #E4454506

\$299,888

2 Bedroom, 3.00 Bathroom, 1,109 sqft

Single Family on 0.06 Acres

South Terwillegar, Edmonton, Alberta

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. (id:6289)

Built in 2007

Essential Information

Listing #	E4454506
Price	\$299,888
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,109
Acres	0.06



Year Built	2007
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	#11 6304 Sandin Wy Nw
Subdivision	South Terwillegar
City	Edmonton
Province	Alberta
Postal Code	T6R0J8

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Vinyl Windows
Features	Private setting
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2

Listing Details

Listing Office	MaxWell Polaris
----------------	-----------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 11:46pm PDT