

## \$785,900 - 6406 Sandin Crescent, Edmonton

MLS® #E4443071

**\$785,900**

5 Bedroom, 4.50 Bathroom, 2,630 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

South Terwillegar Former Showhome in one of Edmonton's most sought-after areas Terwillegar-close to Lillian Osborne School and Terwillegar Recreation Centre. Highlights: 5 beds, 4.5 baths, Den with nearly 3,600 sqft living space Including a WALK-UP LEGAL BASEMENT SECONDARY SUITE 2beds & 2baths, and beautifully landscaped! The main floor boasts 9-foot ceilings, spacious great room, an office/den, and fully upgraded kitchen with granite countertops, built-in appliances, and a walk-through pantry that includes a spice kitchen set up! Upstairs, you'll find a large vaulted-ceiling bonus room and three generously sized bedrooms. The primary suite features a luxurious ensuite with a jacuzzi tub and walk-in closet. A custom-constructed WALKUP SEPARATE ENTRANCE leads to self contained LEGAL BASEMENT SUITE currently renting at \$1,900/month-two bedrooms each with their own ensuite bathrooms. Step outside to the expertly landscaped yard, completed with a spacious deck, stylish gazebo, and charming fishpond!

Built in 2006

### Essential Information

MLS® # E4443071

Price \$785,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,630                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6406 Sandin Crescent |
| Area        | Edmonton             |
| Subdivision | South Terwillegar    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0E9              |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Front Porch, Gazebo, Walk-up Basement |
| Parking   | Double Garage Attached                                     |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Stories           | 3                                                                                                                                                         |
| Has Suite         | Yes                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                            |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | Ski Hill Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 14         |

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Listing information last updated on August 2nd, 2025 at 4:32pm MDT