

Courtesy Of Paul Singh Of MaxWell Polaris

# \$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**

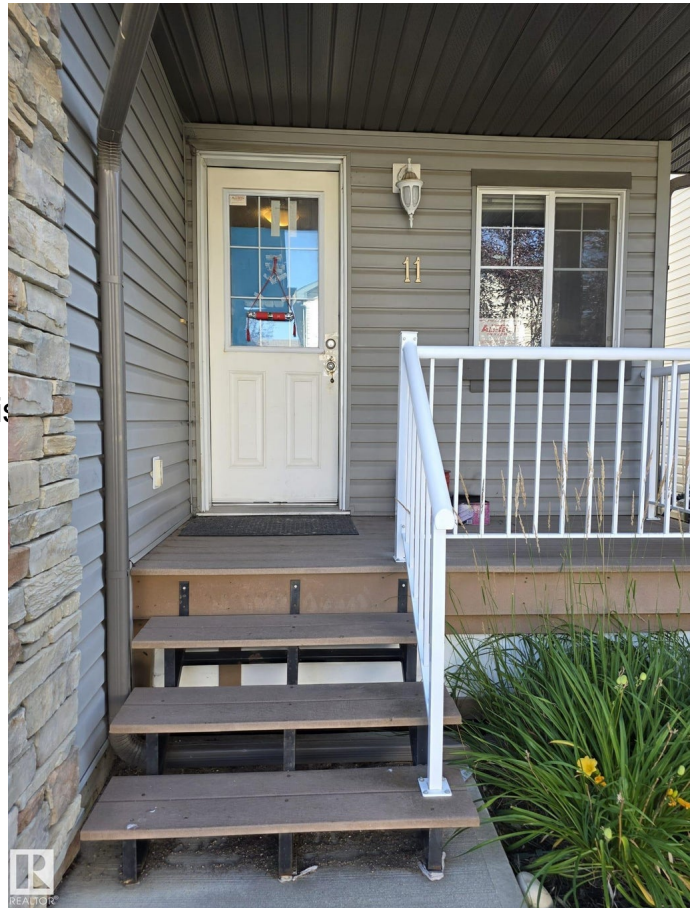
Amenities Air Conditioner, Deck, Hot Windows  
 Parking Spaces 2  
 Parking Single Garage Attached

**Interior**

Interior Features ensuite bathroom  
 Appliances Air Conditioning-Central, Dishwasher, 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 74  
Zoning Zone 14  
Condo Fee \$227

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Listing information last updated on November 5th, 2025 at 2:47am MST