

## \$575,000 - 8509 Sloane Crescent, Edmonton

MLS® #E4444925

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,998 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Backing onto the Terwillegar Park, this beautifully maintained 4-bedroom+den, 3.5-bath home offers spacious living including a fully finished basement. The open-concept main floor boasts a living room & dining area overlooking the beautiful park for year-round scenic views. The kitchen offers an abundance of cabinets & a pantry. Upstairs, a generous bonus room is ideal for family movie nights or relaxing, while the large primary bedroom includes an ensuite plus two more well-sized bedrooms. The basement is finished with a mini kitchen, one bedroom & a den, perfect for a family member who wants their own space or for working from home. The huge backyard opens directly to the splash park & the heart of Terwillegar Towne, a wonderful setting for kids to safely play with neighbors. If you have an RV or large trucks, the wide side yard offers excellent extra parking. Walk to Remedy Café, Freson Bros, top-rated schools, parks, trails & Terwillegar Rec Centre with quick access to Anthony Henday & 23rd Ave.

Built in 2007

### Essential Information

MLS® # E4444925

Price \$575,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,998
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8509 Sloane Crescent
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0L1

### Amenities

Amenities	Deck, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Esther Starkman
Middle	Esther Starkman
High	Lillian Osborne

**Additional Information**

Date Listed	June 28th, 2025
Days on Market	17
Zoning	Zone 14

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