

## \$829,900 - 6167 Stinson Way, Edmonton

MLS® #E4456140

**\$829,900**

4 Bedroom, 3.50 Bathroom, 1,976 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

\*\*\*RARE 4bdr WALKOUT in quiet South Terwillegar crescent with over 225k in upgraded renovations. Siting across from spray park this stunning pond-side home blends family comfort with premium upgrades. Hardwood floors on all levels, upgraded kitchen and baths, custom blinds, and upgraded lighting throughout (including exterior Gemstone soffit lighting). Kitchen has granite counters, custom tile and cabinetry, built-in fridge, induction cooking, and LED under-cabinet lighting. The updated baths have heated tile floors and custom tile work. Master has a Kohler upgraded shower system. Two fireplaces, one on the main and one in the finished walkout basement with full bar and guest suite. A versatile bonus room completes this exceptional home. Outdoors, enjoy a 400sqft walk-out composite deck with glass railing, BBQ gas outlet, and natural gas fire bowl overlooking the pond, plus an oversized irrigated yard. New roof and fence. Home is EV and hot tub ready.

Built in 2008

### Essential Information

MLS® # E4456140

Price \$829,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,976                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6167 Stinson Way  |
| Area        | Edmonton          |
| Subdivision | South Terwillegar |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 0K3           |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Fire Pit, Walkout Basement, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                       |
| Parking        | Double Garage Attached                                                                                  |
| Is Waterfront  | Yes                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Storage Shed, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stove-Induction |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                                                                     |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 19                  |
| Zoning         | Zone 14             |
| HOA Fees       | 173                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 23rd, 2025 at 6:17pm MDT