

## \$598,800 - 8509 Sloane Crescent, Edmonton

MLS® #E4438885

**\$598,800**

4 Bedroom, 3.50 Bathroom, 1,998 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Location, location, location! Backing onto the splash park & steps from Terwillegar Park, this beautifully maintained 4-bedroom + den, 3.5-bath home offers over 2,700 sq ft of living space, including a fully finished basement. The open-concept main floor overlooks the park & features beautiful flooring throughout & central AC for year-round comfort. Upstairs, a cozy bonus room is perfect for movie nights or cheering on the Oilers, with plenty of space for kids & parents working from home. The outdoor area includes a huge backyard ideal for gardening, a wide side yard, & a gate with direct access to the water park—perfect for families & outdoor lovers. Walk to Remedy Café, Freson Bros, top-rated schools, parks, trails, & the Terwillegar Rec Centre. With easy access to Anthony Henday & 23rd Ave, this move-in-ready home is located in one of Edmonton's most walkable & family-friendly communities. A rare opportunity to own a stylish, spacious home in a safe & vibrant neighborhood. Don't miss out!

Built in 2007

### Essential Information

MLS® # E4438885

Price \$598,800

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	May 28th, 2025
Days on Market	26
Zoning	Zone 14

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