

## \$844,960 - 6604 Sandin Cove, Edmonton

MLS® #E4444653

**\$844,960**

4 Bedroom, 3.00 Bathroom, 1,629 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Rare are opportunity in sought-after Brass III Sandin Cove! This stunning SINGLE FAMILY HOME walkout bungalow backs directly onto a tranquil pond, green space & scenic walking trails. Enjoy low-maintenance living with a LOW HOA (not a condo)â€™snow removal & landscaping included. The bright open-concept main floor is perfect for entertaining, featuring soaring ceilings & expansive windows flooding the space with natural light. The large primary suite boasts a luxurious 5-piece ensuite & walk-in closet. Main level also offers a second bedroom, full bath & convenient laundry. The fully finished walkout basement features a massive rec room, two spacious bedrooms, another full bath, abundant storage & access to your private walk out patio with serene views. With over 3,100 sq. ft. of finished living space, this home offers the ultimate in comfort & style in one of Edmontonâ€™s most desirable communities. Donâ€™t miss your chance to own this rare gem!

Built in 2005

### Essential Information

MLS® #	E4444653
Price	\$844,960
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,629
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	6604 Sandin Cove
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0G2

### **Amenities**

Amenities	Air Conditioner, See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Corner Lot, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Slab

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	2
Zoning	Zone 14
HOA Fees	140
HOA Fees Freq.	Monthly

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