

\$299,988 - 11 6304 Sandin Way, Edmonton

MLS® #E4465211

\$299,988

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. Original owner, never rented. The seller used the duplex as a home office for a lot of years, there is some furniture that can be left behind if desired. Close to Nellie Carlson School(k-9) and Lillian Osborne high Schools. Main floor has Kitchen, Living room with a gas fireplace, Dining area & a half bath. Private backyard is landscaped and fenced, with a maintenance free deck. Upper floor has 2 large primary bedrooms & 2 bathrooms. Basement is unfinished. Close to Terwillegar Rec Centre, bus stop, Shopping centres, restaurants. A Property appraisal was done at \$338,000 on November 29, 2024 by Alberta Property Appraisals Ltd. The seller is offering \$10,000 price reduction or allowance to the buyer for future renovations, at closing.



Built in 2007

Essential Information

MLS® #	E4465211
Price	\$299,988
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

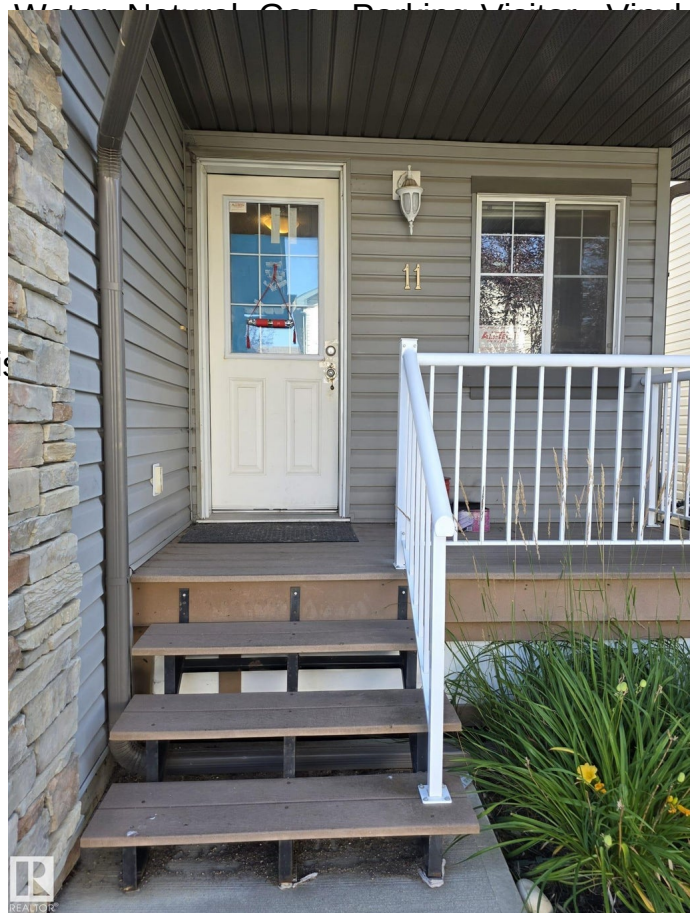
Amenities	Air Conditioner, Deck, Hot Windows
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher, Fan, 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	November 8th, 2025
Days on Market	5
Zoning	Zone 14
Condo Fee	\$227

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 13th, 2025 at 3:47pm MST