

## \$649,900 - 8435 Sloane Crescent, Edmonton

MLS® #E4430356

**\$649,900**

3 Bedroom, 2.50 Bathroom, 2,212 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

BACKING ONTO THE PARK w/ a SOUTH facing backyard! Spectacular original owner home in mint condition; perfectly located in the heart of South Terwillegar. Built by Pacesetter, this popular Madison model features a very functional floor plan. Spacious porch welcomes you home w/ a flex rm. Main flr boasts H/W & ceramic tiles; Living rm has a gas F/P & large SOUTH facing window overlooking the PARK! Chef' kitchen has lots of cabinetry, counter space & corner pantry. Upstairs has a gorgeous bonus rm w/ vaulted ceiling & extra wide hallways. Primary bdrm has dbl French door, a lrg W/I closet & 4 pc ensuite w/ corner soaker tub & a standing shower. TWO more good sized bdrms & a 4 pc main bath. Oversized 23x22 Garage & extra wide driveway, R/I security sys & B/I speaker. Beautifully landscaped backyard w/ flowers & great view of the park. Close to Spray Park, playground, walking trail, Schools & shopping. Don't miss this exceptional opportunity to own a fabulous family home in a superb quiet & safe park location!

Built in 2007

### Essential Information

MLS® # E4430356

Price \$649,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,212
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8435 Sloane Crescent
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0L3

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Esther Starkman School
Middle	Esther Starkman School
High	Lillian Osborne School

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	21
Zoning	Zone 14

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 May 2nd, 2025 at 2:47am MDT