

# \$616,800 - 8420 Sloane Crescent, Edmonton

MLS® #E4426774

**\$616,800**

5 Bedroom, 3.50 Bathroom, 2,139 sqft  
Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Step into elegance with brand-new luxury vinyl flooring (2025)â€”a completely carpet-free home designed for modern living. Thoughtful updates include new AC (2024), furnace blower (2024), water tank (2022), fresh paint (2025), and a fully renovated basement (2025). With over 2,950 sq. ft. of living space, including an 831 sq. ft. newly finished basement, this home offers room to grow. The upper level boasts FOUR generous bedrooms, highlighted by a serene primary suite with a 5-piece ensuite and walk-in closet. A main-floor den adds versatility, perfect for a home office or creative retreat. The bright, stylish basement is an entertainerâ€™s dream, complete with a 5th bedroom, full bath, and media space. Nestled steps from parks, top-rated schools, and scenic trails, with quick access to Anthony Henday & Whitemud. A rare findâ€”move-in ready and waiting for you!

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4426774  |
| Price      | \$616,800 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,139                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 8420 Sloane Crescent |
| Area        | Edmonton             |
| Subdivision | South Terwillegar    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0L2              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                           |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 21st, 2025 |
|-------------|------------------|

Days on Market 21

Zoning Zone 14

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Listing information last updated on April 11th, 2025 at 8:17pm MDT