

\$619,000 - 8509 Sloane Crescent, Edmonton

MLS® #E4438885

\$619,000

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!

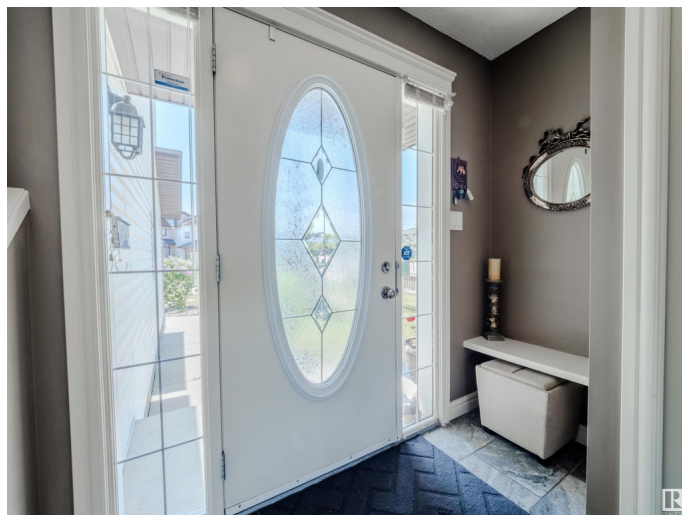
Built in 2007

Essential Information

MLS® # E4438885

Price \$619,000

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	6
Zoning	Zone 14

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Listing information last updated on June 3rd, 2025 at 7:32pm MDT