# **\$819,475 - 6604 Sandin Cove, Edmonton**

MLS® #E4444653

#### \$819,475

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 tranguil 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 Edmonton's most desirable communities. Don't miss your chance to own this rare gem!

Built in 2005

#### **Essential Information**

MLS® # E4444653 Price \$819,475

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 127

Zoning Zone 14

HOA Fees 140

HOA Fees Freq. Monthly

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