

## \$575,000 - 8509 Sloane Crescent, Edmonton

MLS® #E4444925

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,998 sqft  
Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Backing onto the Terwillegar Park, this beautifully maintained 4-bedroom+den, 3.5-bath home offers spacious living including a fully finished basement. The open-concept main floor boasts a living room & dining area overlooking the beautiful park for year-round scenic views. The kitchen offers an abundance of cabinets & a pantry. Upstairs, a generous bonus room is ideal for family movie nights or relaxing, while the large primary bedroom includes an ensuite plus two more well-sized bedrooms. The basement is finished with a mini kitchen, one bedroom & a den, perfect for a family member who wants their own space or for working from home. The huge backyard opens directly to the splash park & the heart of Terwillegar Towne, a wonderful setting for kids to safely play with neighbors. If you have an RV or large trucks, the wide side yard offers excellent extra parking. Walk to Remedy Café, Freson Bros, top-rated schools, parks, trails & Terwillegar Rec Centre with quick access to Anthony Henday & 23rd Ave.

Built in 2007

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4444925  |
| Price    | \$575,000 |
| 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 |
|----------|--------------------|

|                   |  |
|-------------------|--|
| 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    | June 28th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 14         |

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Listing information last updated on July 8th, 2025 at 2:02am MDT