

# \$298,000 - 12 6304 Sandin Way, Edmonton

MLS® #E4434248

**\$298,000**

3 Bedroom, 1.50 Bathroom, 1,166 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

INVESTOR ALERT! Welcome to this Half Duplex home with single attached garage located at South Terwillegar. Designated Nellie Carlson School(k-9) and Lillian Osborne high School. The main floor is thoughtfully designed to maximize both functionality and style. The living area seamlessly flows into the dining space and kitchen. Moving upstairs, you'll find a larger primary bedroom, two additional bdrms, and a full bathroom. Basement offers even more space for your future development and offers endless possibilities to suit your unique needs. The private yard with fence and deck allows for various outdoor activities. Nearby parks, walking trails, green spaces. Quick access to all amenities including Rec Centre & bus stop, and Shopping centres, restaurants in close.



Built in 2007

## Essential Information

MLS® #	E4434248
Price	\$298,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,166
Acres	0.00

Year Built	2007
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	12 6304 Sandin Way
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0J8

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Visitor, Patio, See Remarks
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	Zone 14
Condo Fee	\$227

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