

## \$785,900 - 6406 Sandin Crescent, Edmonton

MLS® #E4443071

**\$785,900**

5 Bedroom, 4.50 Bathroom, 2,630 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

South Terwillegar Former Showhome in one of Edmonton's most sought-after areas Terwillegar-close to Lillian Osborne School and Terwillegar Recreation Centre. Highlights: 5 beds, 4.5 baths, Den with nearly 3,600 sqft living space Including a WALK-UP LEGAL BASEMENT SECONDARY SUITE 2beds & 2baths, and beautifully landscaped! The main floor boasts 9-foot ceilings, spacious great room, an office/den, and fully upgraded kitchen with granite countertops, built-in appliances, and a walk-through pantry that includes a spice kitchen set up! Upstairs, youâ€™ll find a large vaulted-ceiling bonus room and three generously sized bedrooms. The primary suite features a luxurious ensuite with a jacuzzi tub and walk-in closet. A custom-constructed WALKUP SEPARATE ENTRANCE leads to self contained LEGAL BASEMENT SUITE currently renting at \$1,900/month-two bedrooms each with their own ensuite bathrooms. Step outside to the expertly landscaped yard, completed with a spacious deck, stylish gazebo, and charming fishpond!

Built in 2006

### Essential Information

MLS® # E4443071

Price \$785,900



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,630
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6406 Sandin Crescent
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0E9

### Amenities

Amenities	Ceiling 9 ft., Deck, Front Porch, Gazebo, Walk-up Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby,

	Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	36
Zoning	Zone 14

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