

## \$558,000 - 8457 Sloane Crescent, Edmonton

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MLS® #E4435105

**\$558,000**

3 Bedroom, 3.00 Bathroom, 1,308 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this fully finished 2,200+ sqft living space gemâ€”backing onto walking trails connecting South Terwillegar and Constable Dan Woodall Parks. Highlights include:

Guiding Features 1.Bright & Airy\*\*: Vaulted ceilings, skylights, and oversized windows flood the home with light.2.Gourmet Kitchen\*\*: Granite countertops, stainless steel appliances, large island, and corner pantry. 3.Spacious Upper Level: 3 beds (master suite with bay window, ensuite, walk-in closet) + 4pc bath, gas fireplace.4.Luxury Basement: Cork flooring, bonus room, 3pc bath.5.

Low-Maintenance Yard: Composite deck with glass rails, synthetic turf, mature trees.6.

Move-In Ready: AC, water softener, sauna, 2023 furnace, 2022 water heater, stone garage floors. 7.Prime Location: Near schools, shops, transit, and quick highway access.



Built in 2007

### Essential Information

MLS® #	E4435105
Price	\$558,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,308
Acres	0.00

Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	8457 Sloane Crescent
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0L3

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	3
Zoning	Zone 14

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Listing information last updated on May 11th, 2025 at 4:32pm MDT