

## \$549,000 - 8429 Sloane Crescent, Edmonton

MLS® #E4456644

**\$549,000**

3 Bedroom, 2.50 Bathroom, 1,822 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

A beautiful home in one of the most popular communities in Edmonton. Let's cut to the chase. \*\*\*\*\* Features: \*\* South-facing backyard ideal for a high latitude city like Edmonton. Rooms are brighter in winter and cooler in summer. \*\* The frontyard is open & spacious as it faces a cul-de-sac. \*\* 3 bedrooms + 2.5 bathrooms. \*\* Master bedroom with an ensuite (soaker tub) & living room with a gas fireplace. \*\* Family room has vaulted ceiling & windows on 3 sides! Bright & smart design. \*\* Hardwood floor, spacious foyer, functional mudroom & walk-thru pantry. \*\* Drywalled double attached garage. \*\* Basement with a complete subfloor & a bathroom rough-in. \*\* Quick and easy access to the University of Alberta, Anthony Henday Drive, shopping centres, LRT, community Rec Centre, highly rated schools, walking trails, ravine & nature reserve. \*\*\*\*\* Home is what you make it! Move in & Enjoy living!!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456644  |
| Price      | \$549,000 |
| Lease Rate | \$11      |
| Bedrooms   | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,822                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8429 Sloane Crescent |
| Area        | Edmonton             |
| Subdivision | South Terwillegar    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0L3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Direct Vent                                                                                                                 |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior          | Wood, Vinyl |
| Exterior Features | See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 17                  |
| Zoning         | Zone 14             |

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Listing information last updated on September 24th, 2025 at 7:17pm MDT