

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

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	2
Zoning	Zone 14

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