

## \$474,900 - 5868 Sutter Place, Edmonton

MLS® #E4435224

**\$474,900**

4 Bedroom, 2.00 Bathroom, 1,096 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

With almost 2100 SF of finished living space, a double garage and just steps away from the playground, this home has everything a growing family needs! The main floor is bright and open with large windows and vaulted ceilings. The kitchen features an island and overlooks the dining area. There are 2 BRs upstairs, including the master BR with walk-thru closets that lead directly to the main bath. There is also a large den, ideal for home office. The 3rd level has a large living area, a great place to relax in front of the gas fireplace while watching a movie. A 2nd full bathroom and 3rd BR offer space for guests or older children. The 4th level is a large bedroom with 2 walk-in closets, that could also serve as an additional play area. To top it off, this home offers an incredible amount of storage space. The south facing backyard is the perfect place to let the kids and pets play while you soak up the sun on the deck with built-in bar. A great neighborhood with access to some of Edmonton's top schools!

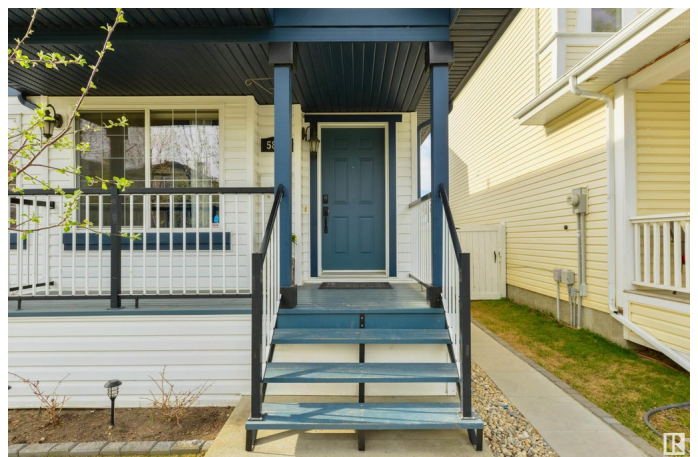
Built in 2005

### Essential Information

MLS® # E4435224

Price \$474,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,096                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5868 Sutter Place |
| Area        | Edmonton          |
| Subdivision | South Terwillegar |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 3R2           |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Double Garage Detached                                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Fireplace         | Yes                                                                                                              |
| Fireplaces        | Corner                                                                                                           |
| Stories           | 4                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Finished                                                                                                   |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Esther Starkman  
High                                Lillian Osborne

**Additional Information**

Date Listed                      May 8th, 2025  
Days on Market                1  
Zoning                            Zone 14  
HOA Fees                        138  
HOA Fees Freq.                Annually

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