

## \$575,000 - 8509 Sloane Crescent, Edmonton

MLS® #E4450089

**\$575,000**

4 Bedroom, 3.5 Bathroom, 1,998 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Back on the market, freshly painted in modern light tones, this home feels bright, inviting & truly move-in ready. Backing onto Terwillegar Park, this 4 bedroom plus den, 3.5 bathroom home offers spacious living with a fully finished basement. The open-concept main floor features a living room & dining area with stunning park views year-round. The kitchen is equipped with ample cabinetry & a pantry, while the main floor laundry adds everyday convenience. Upstairs, a generous bonus room is perfect for relaxing or family time, alongside a large primary bedroom with ensuite & two additional well-sized bedrooms with a full bath. The finished basement includes a kitchenette, one bedroom & a den—ideal for a home gym, office, or private living space. The expansive backyard opens directly to the splash park & the heart of Terwillegar Towne, an ideal setting for kids to safely play with neighbors. Walk to Remedy Café, Freson Bros, excellent schools, scenic parks, trails & the Rec Centre. Included snow blower!

Built in 2007

### Essential Information

MLS® # E4450089

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,998                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8509 Sloane Crescent |
| Area        | Edmonton             |
| Subdivision | South Terwillegar    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0L1              |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Deck, Smart/Program. Thermostat, Wet Bar |
| Parking Spaces | 4                                        |
| Parking        | Double Garage Attached                   |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Stone Facing                                                                                                                                                    |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                   |

### **School Information**

|            |                 |
|------------|-----------------|
| Elementary | Esther Starkman |
| Middle     | Esther Starkman |
| High       | Lillian Osborne |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 14         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 8:02pm MDT