

\$598,800 - 8509 Sloane Crescent, Edmonton

MLS® #E4438885

\$598,800

4 Bedroom, 3.50 Bathroom, 1,998 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Location, location, location! Backing onto the splash park & steps from Terwillegar Park, this beautifully maintained 4-bedroom + den, 3.5-bath home offers over 2,700 sq ft of living space, including a fully finished basement. The open-concept main floor overlooks the park & features beautiful flooring throughout & central AC for year-round comfort. Upstairs, a cozy bonus room is perfect for movie nights or cheering on the Oilers, with plenty of space for kids & parents working from home. The outdoor area includes a huge backyard ideal for gardening, a wide side yard, & a gate with direct access to the water park—perfect for families & outdoor lovers. Walk to Remedy Café, Freson Bros, top-rated schools, parks, trails, & the Terwillegar Rec Centre. With easy access to Anthony Henday & 23rd Ave, this move-in-ready home is located in one of Edmonton's most walkable & family-friendly communities. A rare opportunity to own a stylish, spacious home in a safe & vibrant neighborhood. Don't miss out!

Built in 2007

Essential Information

MLS® # E4438885

Price \$598,800

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, 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 |
| 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 | May 28th, 2025 |
| Days on Market | 20 |
| Zoning | Zone 14 |

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Listing information last updated on June 17th, 2025 at 10:34am MDT