

## \$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	2
Zoning	Zone 14

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Listing information last updated on July 30th, 2025 at 1:47am MDT