Courtesy Of Peter Chen Of MaxWell Polaris

$739,900 - 6406 Sandin Crescent, Edmonton

MLS® #E4443071

$739,900
5 Bedroom, 4.50 Bathroom, 2,630 sqft
Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

South Terwillegar Former Showhome in one of Edmonton's most sought-after areas Terwillegar-close to Lillian Osborne School and Terwillegar Recreation Centre. Highlights: 5 beds, 4.5 baths, Den with nearly 3,600 sqft living space Including a WALK-UP LEGAL BASEMENT SECONDARY SUITE 2beds & 2baths, and beautifully landscaped! The main floor boasts 9-foot ceilings, spacious great room, an office/den, and fully upgraded kitchen with granite countertops, built-in appliances, and a walk-through pantry that includes a spice kitchen set up! Upstairs, youâ€™ll find a large vaulted-ceiling bonus room and three generously sized bedrooms. The primary suite features a luxurious ensuite with a jacuzzi tub and walk-in closet. A custom-constructed WALKUP SEPARATE ENTRANCE leads to self contained LEGAL BASEMENT SUITE currently renting at $1,900/month-two bedrooms each with their own ensuite bathrooms. Step outside to the expertly landscaped yard, completed with a spacious deck, stylish gazebo, and charming fishpond!

Built in 2006

Essential Information

MLS® #	E4443071
Price	$739,900

Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,630
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6406 Sandin Crescent
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0E9

Amenities

Amenities	Ceiling 9 ft., Deck, Front Porch, Gazebo, Walk-up Basement
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby,

	Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 18th, 2025
Days on Market	68
Zoning	Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on August 25th, 2025 at 10:02am MDT