

\$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	4
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 1st, 2025 at 5:17am MDT