

## \$819,475 - 6604 Sandin Cove, Edmonton

MLS® #E4444653

**\$819,475**

4 Bedroom, 3.00 Bathroom, 1,629 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Rare are opportunity in sought-after Brass III Sandin Cove! This stunning SINGLE FAMILY HOME walkout bungalow backs directly onto a tranquil pond, green space & scenic walking trails. Enjoy low-maintenance living with a LOW HOA (not a condo)â€™snow removal & landscaping included. The bright open-concept main floor is perfect for entertaining, featuring soaring ceilings & expansive windows flooding the space with natural light. The large primary suite boasts a luxurious 5-piece ensuite & walk-in closet. Main level also offers a second bedroom, full bath & convenient laundry. The fully finished walkout basement features a massive rec room, two spacious bedrooms, another full bath, abundant storage & access to your private walk out patio with serene views. With over 3,100 sq. ft. of finished living space, this home offers the ultimate in comfort & style in one of Edmontonâ€™s most desirable communities. Donâ€™t miss your chance to own this rare gem!

Built in 2005

### Essential Information

MLS® # E4444653

Price \$819,475

Bedrooms 4

Bathrooms 3.00



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 1,629         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6604 Sandin Cove  |
| Area        | Edmonton          |
| Subdivision | South Terwillegar |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 0G2           |

### **Amenities**

|               |                              |
|---------------|------------------------------|
| Amenities     | Air Conditioner, See Remarks |
| Parking       | Double Garage Attached       |
| Is Waterfront | Yes                          |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Corner Lot, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Slab                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 61              |
| Zoning         | Zone 14         |
| HOA Fees       | 140             |
| HOA Fees Freq. | Monthly         |

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 27th, 2025 at 7:02pm MDT