

## \$829,900 - 6167 Stinson Way, Edmonton

MLS® #E4454520

**\$829,900**

4 Bedroom, 3.50 Bathroom, 1,976 sqft

Single Family on 0.00 Acres

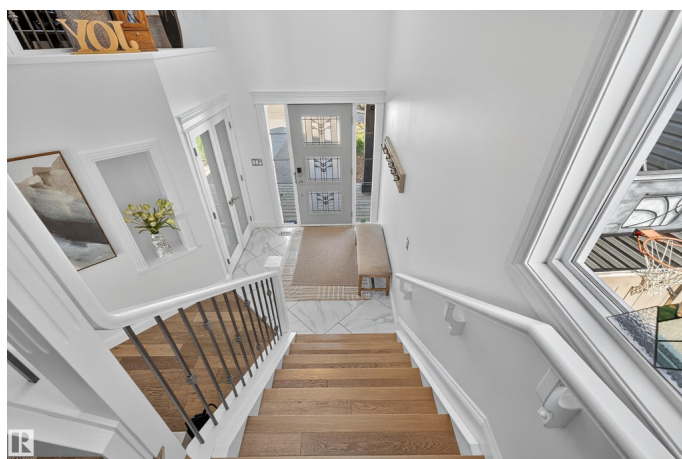
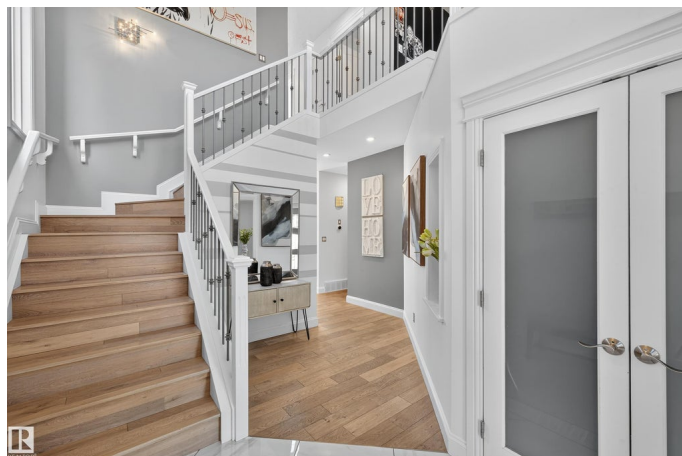
South Terwillegar, Edmonton, AB

Located in a quiet crescent across from a spray park, this stunning pond-side 4bdr walkout in South Terwillegar blends family comfort with premium upgrades. Hardwood floors on all levels, upgraded kitchen and baths, custom blinds, and upgraded lighting throughout (including exterior Gemstone soffit lighting). Kitchen has granite counters, custom tile and cabinetry, built-in fridge, induction cooking, and LED under-cabinet lighting. The updated baths have heated tile floors and custom tile work. Master has a Kohler upgraded shower system. Two fireplaces, one on the main and one in the finished walkout basement with full bar and guest suite. A versatile bonus room completes this exceptional home. Outdoors, enjoy a walk-out composite deck with glass railing, BBQ gas outlet, and natural gas fire bowl overlooking the pond, plus an oversized irrigated yard. Home is EV and hot tub ready.

Built in 2008

### Essential Information

MLS® #	E4454520
Price	\$829,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,976
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6167 Stinson Way
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0K3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Fire Pit, Natural Gas BBQ Hookup
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Storage Shed, Vacuum Systems, Washer, Wine/Beverage Cooler, Refrigerators-Two, Stove-Induction, Curtains and Blinds
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Stream/Pond
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 24th, 2025
Days on Market	1
Zoning	Zone 14
HOA Fees	173
HOA Fees Freq.	Annually

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Listing information last updated on August 25th, 2025 at 3:18pm MDT