

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

MLS® #E4454520

**\$829,900**

4 Bedroom, 3.50 Bathroom, 1,976 sqft

Single Family on 0.00 Acres

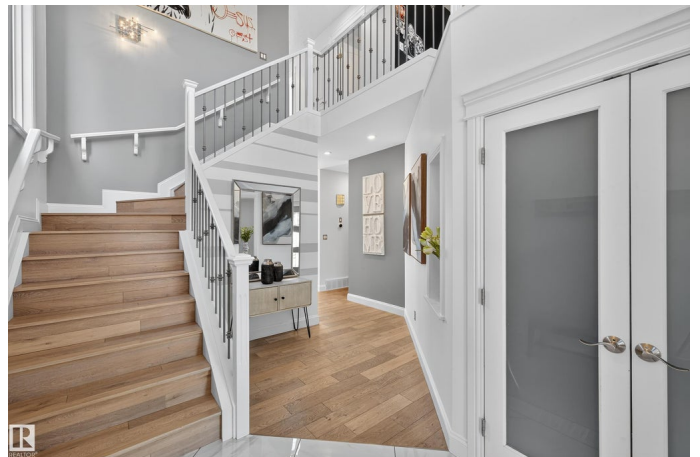
South Terwillegar, Edmonton, AB

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 | 4                 |
| Zoning         | Zone 14           |
| HOA Fees       | 173               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 28th, 2025 at 12:47pm MDT