

## \$469,888 - 2406 Sparrow Crescent, Edmonton

MLS® #E4440225

**\$469,888**

3 Bedroom, 3.50 Bathroom, 1,615 sqft

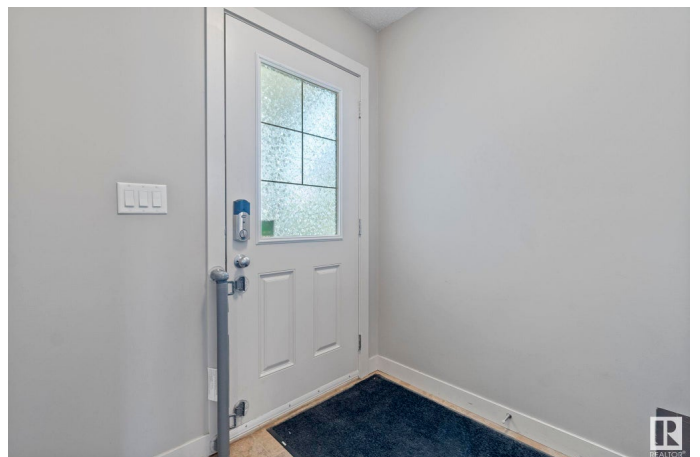
Single Family on 0.00 Acres

Starling, Edmonton, AB

Discover duplex living in prestigious STARLING! This exquisite 3-BEDROOM family home features SOLAR PANELS for energy savings and a FINISHED BASEMENT. Step into a spacious FOYER leading to an open-concept kitchen with STAINLESS STEEL APPLIANCES, elegant LARGE QUARTZ COUNTERTOPS and a WALK-THROUGH PANTRY. Entertain family and guests in your spacious living room in your featured gas FIREPLACE. Upstairs, youâ€™ll find a large master bedroom with a WALK-IN CLOSET and a great ENSUITE BATHROOM. A DEN/OFFICE bonus area along with two more bedrooms, a full bathroom and convenient upstairs laundry completed the upstairs. The finished basement offers a LARGE REC ROOM with a 3-pc bathroom and extra storage room. Enjoy the comfort of central AIR CONDITIONING throughout, central vacuum, convenient mud room along with your DOUBLE ATTACHED GARAGE. Enjoy the backyard space with a deck. Live in STARLING surrounded by greenery, trails and just minutes to ST. ALBERT, ANTHONY HENDAY and the magical LOUIS HOLE GREENHOUSE!

Built in 2012

### Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | E4440225      |
| Price          | \$469,888     |
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,615         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2406 Sparrow Crescent |
| Area        | Edmonton              |
| Subdivision | Starling              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5S 0G5               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                 |
| Fireplaces        | Insert                                                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                                      |

**Exterior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                           |
| Exterior Features | Back Lane, 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 | David Thomas King |
| Middle     | David Thomas King |
| High       | Jasper Place      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 59        |
| HOA Fees       | 108.15         |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 18th, 2025 at 5:32am MDT