

## \$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, you'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	12
Zoning	Zone 59
HOA Fees	108.15
HOA Fees Freq.	Annually

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Listing information last updated on June 16th, 2025 at 11:02am MDT