

## \$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	13
Zoning	Zone 59
HOA Fees	108.15
HOA Fees Freq.	Annually

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 June 17th, 2025 at 4:17am MDT