# \$699,702 - 446 Sparling Court, Edmonton

MLS® #E4422839

#### \$699,702

4 Bedroom, 3.50 Bathroom, 2,455 sqft Single Family on 0.00 Acres

Summerside, Edmonton, AB

WELCOME TO AMAZING, SOUGHT AFTER SUMMERSIDE!...WALKING DISTANCE TO LAKE AND AMENITIES!...9 FT CEILINGS!...MAPLE HARDWOOD THROUGHOUT.!..FULLY FINISHED BASEMENT...QUIET CULDESAC... ~!WELCOME HOME!~ Kitchen features loads of maple cabinetry, walk-in pantry and SS appliances. Kitchen is open to breakfast nook, dining area and cozy living area. Upstairs you will find three spacious bedrooms including the primary which features a walk-in closet with built-in shelving and luxurious 5 PCE SPA ENSUITE WITH TWO SINKS, SOAKER TUB and separate shower. Fully developed basement boasts a recreation room, another great size bedroom, and 3 pce bath. Walk in closet off the garage mudroom. Perfect large size deck, fully fenced and landscaped. CENTRAL AIR CONDITIONER TOO AND WATER SOFTENER TOO! This is an amazing value in the prestigious neighborhood of Summerside! ~!WELCOME HOME!~

Built in 2004

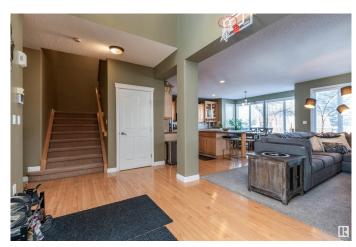
### **Essential Information**

MLS® # E4422839 Price \$699,702

Bedrooms 4







Bathrooms 3.50

Full Baths 3 Half Baths 1

Square Footage 2,455 Acres 0.00 Year Built 2004

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Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 446 Sparling Court

Area Edmonton
Subdivision Summerside
City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1G9

### **Amenities**

Amenities Ceiling 9 ft., Club House, Lake Privileges

Parking Spaces 4

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric,

Washer, Water Softener, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Beach Access, Cul-De-Sac, Fenced, Flat Site, Landscaped, Picnic Area,

Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 25th, 2025

Days on Market 39

Zoning Zone 53

HOA Fees 465

HOA Fees Freq. Annually

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Listing information last updated on April 5th, 2025 at 11:02am MDT