

## \$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
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
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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	54
Zoning	Zone 53
HOA Fees	465
HOA Fees Freq.	Annually

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