

## \$649,900 - 2305 Sparrow Crescent, Edmonton

MLS® #E4433275

**\$649,900**

4 Bedroom, 3.50 Bathroom, 2,013 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome home to this 2,013sqft home in beautiful Starling, offering a total of 2,839sqft, a FULLY FINISHED basement, A/C, HOT TUB and so much more! A cozy front porch welcomes you into the modern and bright main floor. A large den greets you as you make your way into the bright living room. An open concept floor plan is perfect for entertaining. The kitchen features maple cabinets, tons of cabinet space, a walk-through pantry and granite counters. A 2pce powder room and spacious mudroom complete the main floor. Upstairs are 2 bedrooms and a huge primary suite featuring a walk-in closet and luxurious 5pce ensuite bath. Upper laundry and another 4pce bath are conveniently situated. The fully finished basement has oversized windows, a huge rec-room and bedroom. A stunning 3pce bath with SAUNA rounds out the lower level. Head outside to your PRIVATE OASIS, backing a walking path and featuring a 2-tier deck with HOT TUB. Starling is conveniently located close to Big Lake, the Henday and many paths and trails.

Built in 2012

### Essential Information

MLS® # E4433275

Price \$649,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,013
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2305 Sparrow Crescent
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0G8

### Amenities

Amenities	Air Conditioner, Hot Tub
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Hot Tub
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	See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 29th, 2025
Days on Market	1
Zoning	Zone 59

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 April 30th, 2025 at 5:02am MDT