

Courtesy Of Mina D Gayed Of Mozaic Realty Group

\$649,900 - 452 Sparling Court, Edmonton

MLS® #E4457174

\$649,900

4 Bedroom, 3.50 Bathroom, 2,207 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

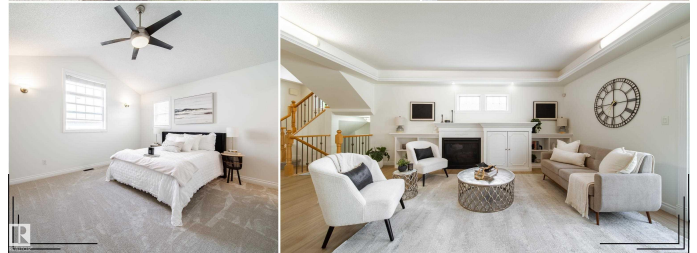
Executive elegance meets family comfort in this stunningly renovated home on a quiet cul-de-sac in prestigious Summerside with exclusive lake access! Nestled on a massive pie lot, it boasts soaring 9'™ ceilings with tray & drop details, a bright great room with gas fireplace, chef's™ kitchen w/ granite counters & walk-through pantry to garage, sun-filled turret dining & main-floor den—ideal for office/study. Upstairs, the vaulted primary retreat offers a cozy fireplace, WIC, & spa-style ensuite w/ jetted tub & tiled shower, while the upper landing offers charming hideaway window-seat nooks. The finished basement has a huge rec room w/ 3-way fireplace, bedroom, full bath & plenty of storage. Enjoy an oversized 23'x24' heated garage, expansive yard w/ play structure, large deck & shed w/ roll-up door. Central A/C plus new LVP floors, carpet, paint, High Efficiency furnace & HWT. Steps to school & access to private Lake Summerside amenities—swimming, fishing, boating, tennis & mini-golf. A must-see!!

Built in 2003

Essential Information

MLS® # E4457174

Price \$649,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,207
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	452 Sparling Court
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1G9

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Club House, Deck, Lake Privileges, Racquet Courts, Tennis Courts, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided, Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Beach Access, Cul-De-Sac, Fenced, Lake Access Property, Landscaped, Playground Nearby, Private Fishing, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

Additional Information

Date Listed	September 11th, 2025
Days on Market	8
Zoning	Zone 53
HOA Fees	453.02
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 September 19th, 2025 at 4:32am MDT