

## \$565,000 - 2336 Sparrow Crescent, Edmonton

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MLS® #E4446482

**\$565,000**

3 Bedroom, 2.50 Bathroom, 1,851 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to Starling! This beautifully finished 2-storey home offers over 1851 sq ft of stylish, functional living space. The main floor features rich hardwood floors, ceramic tile, a spacious foyer, 2-piece bath, laundry with front-load machines, and a walk-through pantry leading to the chef's kitchen. You'll love the granite counters, island with raised eating bar, wall oven, cooktop, custom cabinetry, and stainless appliances. The open concept living area includes a bright great room with a gas fireplace and built-in entertainment center, & patio doors that lead to a new stamped concrete patio & peaceful yard. Upstairs boasts 3 bedrooms, a large bonus room, 4-piece main bath, and a stunning primary suite with two walk-in closets and a 5-piece ensuite with soaker tub. Downstairs is a large rec space with potential to add a bathroom & bedroom if needed. Location is amazing and its proximity to amenities & to walking trails. This home has it all – welcome home!

Built in 2012

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446482  |
| Price     | \$565,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,851                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2336 Sparrow Crescent |
| Area        | Edmonton              |
| Subdivision | Starling              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5S 0G8               |

### Amenities

|                |                                                                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Low Flw/Dual Flush Toilet, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4                                                                                                                                                                                            |
| Parking        | Double Garage Attached                                                                                                                                                                       |
| Is Waterfront  | Yes                                                                                                                                                                                          |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Mantel                                                                                                                                                          |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                                                        |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                              |
| Exterior Features | Creek, Cul-De-Sac, Fenced, Maintenance Landscape, Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Brick, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                              |



**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 59        |
| HOA Fees       | 108            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 3rd, 2025 at 5:02pm MDT