

## \$649,702 - 446 Sparling Court, Edmonton

MLS® #E4449813

**\$649,702**

4 Bedroom, 3.50 Bathroom, 2,455 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

HUGE FULLY FINISHED HOME IN SOUGHT AFTER SUMMERSIDE!...WALKING DISTANCE TO LAKE AND AMENITIES!...9 FT CEILINGS!...AIR CONDITIONING...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 AND WATER SOFTENER TOO! This is an amazing value in the prestigious neighborhood of Summerside! ~!WELCOME HOME!~

Built in 2004

### Essential Information

MLS® # E4449813

Price \$649,702

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 |
|----------|--------------------|

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| 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    | July 25th, 2025 |
| Days on Market | 86              |
| Zoning         | Zone 53         |
| HOA Fees       | 465             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on October 18th, 2025 at 11:32pm MDT