

## \$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	1
Zoning	Zone 59
HOA Fees	108
HOA Fees Freq.	Annually

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Listing information last updated on July 9th, 2025 at 3:17pm MDT