

## \$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

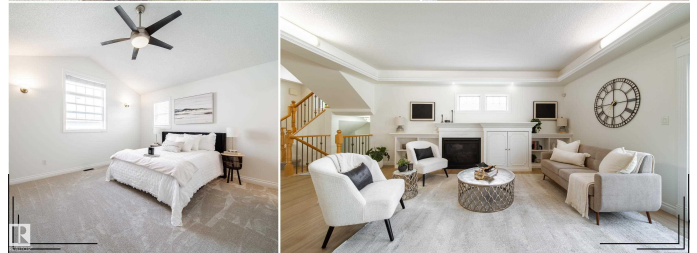
Executive elegance meets family comfort in this stunningly renovated home on a quiet cul-de-sac in prestigious Summerside with exclusive lake access! Nestled on a massive pie lot, it boasts soaring 9'™ ceilings with tray & drop details, a bright great room with gas fireplace, chef's™ kitchen w/ granite 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 | 6                    |
| Zoning         | Zone 53              |
| HOA Fees       | 453.02               |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 17th, 2025 at 3:17am MDT