

# \$509,900 - 18 Sparrow Crescent, Whitecourt

MLS® #A2226941

**\$509,900**

4 Bedroom, 4.00 Bathroom, 1,815 sqft

Residential on 0.16 Acres

NONE, Whitecourt, Alberta

"WHAT AN AMAZING FLOOR PLAN !!" This spacious 2 story home is fully developed and is located in a quiet cu-de-sac on Sparrow Crescent. This 4 bedroom/4 bathroom custom built home offers impressive 18' ceilings in the main floor living room complimented with a wall of windows and a beautiful gas fireplace. The stunning living room is open to the large dining room and equally impressive kitchen, finished in maple wood and offers a large island and pantry. There is a large 14'x12' deck off the dining room. This home offers convenient main floor laundry and a large 11'8x11' main floor office. The second level has your dream primary bedroom featuring a spa-like ensuite with soaker tub and separate shower. There is a walk in closet extra wardrobe cabinets that will be staying .Also on the second level you will find 2 more good sized bedrooms and another full bathroom. The fully developed basement features a 4th bedroom, 4th bathroom and an enormous 25'x22' family room. This perfect family home also has an attached 24'x 24' heated garage , RV parking spot and a huge private, fenced and landscaped back yard, lined with Swedish Aspens. This impressive home has in-floor heat in the basement and garage and recent improvements include new shingles in 2023 and a new boiler system and water on demand in 2024. You are within walking distance to all amenities and pride of ownership is evident with these long term owners. All appliances including central air conditioning will be staying



for the new owners.

Built in 2007

### **Essential Information**

MLS® #	A2226941
Price	\$509,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,815
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	18 Sparrow Crescent
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S0A5

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Level, Pie Shaped Lot, Private
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 1st, 2025
Days on Market	24
Zoning	R-1B LOW DENSITY RES.

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.