



# 10294 SPARLING

Sidney







## 10294 Sparling Pl

### SUMMARY OVERVIEW



LISTING PRICE:	\$1,145,000
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LIVING AREA:	1,891 sq. ft.
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BEDROOMS:	5
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BATHROOMS:	2
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Tastefully renovated family home with a self-contained 2-bedroom suite, located in one of Sidney's most sought-after neighbourhoods. This bright and functional 5 bed/2 bath home offers 1,891 sq.ft. of well-appointed living space on a sunny 7,150 sq.ft. lot. The upper level features 3 bedrooms and an open-concept kitchen leading to a 13'x12' sundeck—perfect for enjoying warm evening sun. The lower level boasts a fully updated 2-bedroom in-law suite. Recent upgrades include a newer roof, updated kitchen and baths, vinyl windows, hardwood flooring, 200-amp service, plus modern plumbing and lighting. Enjoy Southern exposure on the expansive sundeck overlooking a fenced yard with room for kids to play. Located on a charming cherry tree-lined street, just a short walk to the town core, beaches, marina, and library—this move-in-ready home offers comfort, space, and unbeatable convenience.



## Property Floorplan

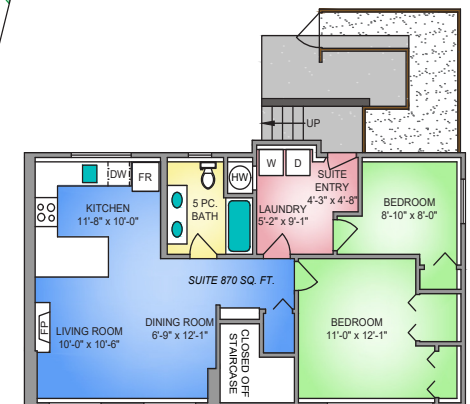
Main 1,021 sq. ft.  
Second 807 sq. ft.

**TOTAL AREA 1,891 sq. ft.**

Deck/Patio 154 sq. ft.



**LOWER FLOOR**  
870 SQ. FT.  
8'-0" CEILING HEIGHT



\* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS





## Property Photos

EXTERIOR







# Property Photos

## KITCHEN







## Property Photos

INTERIOR







# Property Photos

SUITE







# Property Photos

EXTERIOR







# Location

(GIS) MAPPING







**CHACE  
WHITSON**  
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