

## \$365,000 - 39 1391 Starling Drive, Edmonton

MLS® #E4429885

**\$365,000**

3 Bedroom, 2.50 Bathroom, 1,706 sqft

Condo / Townhouse on 0.00 Acres

Starling, Edmonton, AB

Welcome to this stunning and spacious home in the growing community of Starling. This clean, bright, and modern, 3 bedroom, 2.5 bathroom unit, provides functional living at an affordable price. Keep the snow off your vehicles with the tandem garage, large enough for two trucks and storage. In-suite washer and dryer located conveniently on the lower level. You'll find an abundance of family space on the open concept main level. Cook and bake in the gorgeous kitchen, utilize the additional dining space, and enjoy the sunny deck to BBQ on or entertain family and friends. The 3 upstairs bedrooms provide enough room for parents and kids, or utilize the extra space for a home office. Located close enough to take advantage of shopping in both Edmonton and St. Albert. Don't miss out on this incredible property!

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429885  |
| Price          | \$365,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,706     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2019              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 39 1391 Starling Drive |
| Area        | Edmonton               |
| Subdivision | Starling               |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5S 0L3                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached, Tandem  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 9th, 2025 |
|-------------|-----------------|

|                |          |
|----------------|----------|
| Days on Market | 13       |
| Zoning         | Zone 59  |
| HOA Fees       | 105      |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$287    |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 22nd, 2025 at 11:02am MDT