

## \$329,900 - 43 1391 Starling Drive, Edmonton

MLS® #E4437471

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,580 sqft

Condo / Townhouse on 0.00 Acres

Starling, Edmonton, AB

Welcome to this modern and functional townhome in the desirable community of Starling! The ground level features an attached double garage (tandem), laundry/utility room, and stairs leading up to the spacious main floor. Enjoy an open-concept layout with a spacious & bright living area, a 2-piece powder room, and a well-equipped kitchen offering generous cabinetry for storage. The dining area flows seamlessly onto a balcony, making it perfect for summer BBQs! Upstairs, the primary bedroom includes a luxurious 4-piece ensuite, and his & hers closets! Two additional bedrooms and a second full bathroom provide space for family, guests, or a home office. Located near the parks & trails of Big Lake Provincial Park, and with easy access to major routes, this home is ideal for first-time buyers, growing families, or investors. Don't miss your chance to own in this sought-after neighbourhood!

Built in 2015

### Essential Information

MLS® # E4437471

Price \$329,900

Bedrooms 3

Bathrooms 2.50



Full Baths	2
Half Baths	1
Square Footage	1,580
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	43 1391 Starling Drive
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0L3

### **Amenities**

Amenities	Closet Organizers, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	75
Zoning	Zone 59
HOA Fees	100
HOA Fees Freq.	Annually
Condo Fee	\$273

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Listing information last updated on August 3rd, 2025 at 12:47am MDT