

## **\$349,000 - 47 1391 Starling Drive, Edmonton**

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MLS® #E4427972

**\$349,000**

3 Bedroom, 2.50 Bathroom, 1,674 sqft  
Condo / Townhouse on 0.00 Acres

Starling, Edmonton, AB

Welcome home to this bright and spacious 3 bedroom, 2.5 bath home built in 2018 in the gorgeous community of Starling. With over 1670 of sq/ft of living space, the open concept main floor has a spacious living room, 1/2 bath and bright kitchen features quartz countertops, large pantry, SS appliances and eat-in counter bar. Upstairs has 2 bedrooms, linen storage and a 4pc bathroom. The large primary with his & hers closets also has a 4pc ensuite! Lower level has mechanical, laundry and double tandem garage. Triple pane windows throughout! Your south facing terrace is perfect for a BBQ (with gas line), a patio set to enjoy a morning coffee or to grow fresh tomatoes! Perfect for investors or first time home buyers, this location is fantastic, with close proximity to St. Albert, Edmonton and 10 minutes to Spruce Grove. A must see!



Built in 2018

### **Essential Information**

MLS® #	E4427972
Price	\$349,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,674

Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	47 1391 Starling Drive
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0L3

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached, Tandem

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Environmental Reserve, Landscaped, Park/Reserve
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	David Thomas King School
Middle	David Thomas King School

High Jasper Place School

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 7

Zoning Zone 59

Condo Fee \$273

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