

## \$349,900 - 79 1391 Starling Drive, Edmonton

MLS® #E4440863

**\$349,900**

2 Bedroom, 2.50 Bathroom, 1,317 sqft

Condo / Townhouse on 0.00 Acres

Starling, Edmonton, AB

Spotless, meticulously maintained and ready for new owners, this 1300+ sq ft three level townhouse checks all the boxes. As you enter the front door there is a den area perfect for a home office, a utility room and access to the garage. The open concept main floor has a chef designed kitchen with loads of quartz counters including a breakfast bar, modern stainless appliances and walk in pantry. The dining area has generous space for hosting family and friends AND patio doors leading to the deck where sunset evenings can be enjoyed - complete with gas hook up for your BBQ. A two piece ensuite and laundry room complete this floor. The upper level is designed with two large bedrooms, each having its own 4 piece ensuite bath and roomy closets. A unique feature of this home is a driveway for parking PLUS an attached garage - shining brightly with a new polyaspartic covered floor! Terrific location for fast access to St Albert, Anthony Henday, parks and trails. You will fall in love!

Built in 2015

### Essential Information

MLS® # E4440863

Price \$349,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,317             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 79 1391 Starling Drive |
| Area        | Edmonton               |
| Subdivision | Starling               |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5S 0L3                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles  |

|              |             |
|--------------|-------------|
| Construction | Wood, Vinyl |
| Foundation   | Slab        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 59        |
| HOA Fees       | 100            |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$243          |

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Listing information last updated on June 17th, 2025 at 12:17pm MDT