

## \$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 | 85             |
| Zoning         | Zone 59        |
| HOA Fees       | 100            |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$273          |

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