

## \$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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