

## **\$349,900 - 9 1391 Starling Drive, Edmonton**

MLS® #E4433396

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,479 sqft

Condo / Townhouse on 0.00 Acres

Starling, Edmonton, AB

End Unit - Plenty of street parking, No pet restrictions & a Immaculate property! Perfect for the first time owner or investor! Walking in from your double garage to a tiled entry way & large closeted area to the main level that has an open layout with a half bath at the top of stairs, large living / dining room with a great patio (that include room for a bar b que), a kitchen with pantry & plenty of counter space. Upstairs you will find 3 good sized bedrooms with a primary bath that includes a 4 piece ensuite. The upper level also has a built in desk area a 4 piece bathroom for the growing family or guests. The home features a double attached garage with part of the garage having a built in storage area (from the builder). With plenty of street parking in front this home is well equipped for the young couple, young family or investor. Close to everything with easy access to the Henday! Property is well maintained, has affordable condo fees, close to walking trails & family parks & transit on demand!

Built in 2015

### **Essential Information**

MLS® # E4433396

Price \$349,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,479             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 9 1391 Starling Drive |
| Area        | Edmonton              |
| Subdivision | Starling              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5S 0L3               |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, See Remarks |
| Parking   | Double Garage Attached, See Remarks                           |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                       |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Golf Nearby, Not Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 59          |
| Condo Fee      | \$287            |

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Listing information last updated on May 3rd, 2025 at 7:47am MDT