

## \$359,900 - 30 1391 Starling Drive, Edmonton

MLS® #E4436227

**\$359,900**

3 Bedroom, 2.50 Bathroom, 1,273 sqft

Condo / Townhouse on 0.00 Acres

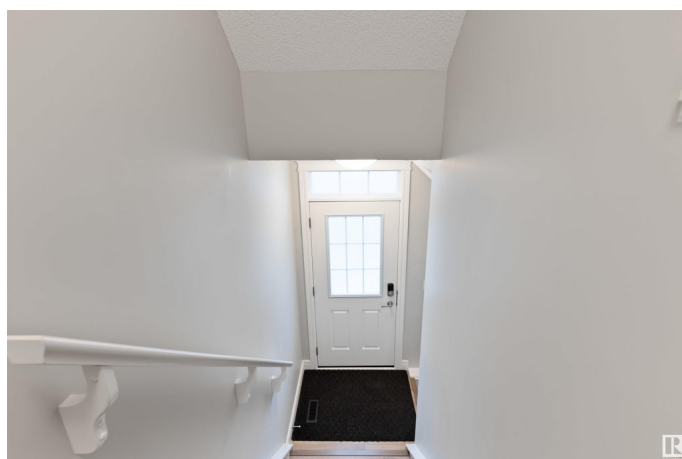
Starling, Edmonton, AB

Welcome to this stunning townhome offering 1,270 sqft of stylish, low-maintenance living w/ modern finishes in the desirable community of Starling. Immaculately maintained, this home features a bright open-concept layout. The kitchen is spacious & has full height cabinetry, tile backsplash, s/s appliances & an eating bar island. The dining room is just off the kitchen-perfect for entertaining. The living room & 2pce bath complete the main floor. The upper level includes three generous sized bedrooms, including a primary suite w/ a walk-in closet & 4pce ensuite as well as a main 4pce bathroom. Enjoy the convenience of a double attached garage (18'3" x 21'10") & a private balcony for your morning coffee. Custom blinds throughout including many w/ the up / down feature. Located near walking trails, parks & w/ easy access to major routes â€" this home truly has it all!

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436227  |
| Price      | \$359,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,273             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 30 1391 Starling Drive |
| Area        | Edmonton               |
| Subdivision | Starling               |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5S 0L3                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double 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          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 59        |
| HOA Fees       | 105            |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$287          |

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Listing information last updated on May 25th, 2025 at 1:02am MDT