

## **\$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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