

## \$355,000 - 63 1391 Starling Drive, Edmonton

MLS® #E4432563

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,252 sqft

Condo / Townhouse on 0.00 Acres

Starling, Edmonton, AB

Welcome to this beautiful 2-storey townhouse offering 1,251 sq. ft. of modern living space.

Located in the sought-after Starling community, this home is perfect for those seeking comfort and convenience. The main floor seamlessly connects the bright living room, dining area, and spacious kitchen. The kitchen boasts stainless steel appliances, ample storage and a breakfast bar—ideal for casual meals or entertaining. A convenient 2-pc bathroom completes the main floor.

Upstairs, you'll find three inviting bedrooms, including a primary suite with its own private 4-pc ensuite. The second full bathroom, also a 4-pc, serves the other two bedrooms. This townhouse is ideally located near the Lois Hole Provincial Park, a brand new rec center, playgrounds, schools, and grocery stores, providing easy access to everything you need. With a bus stop nearby and quick access to Anthony Henday and the Yellowhead, commuting is a breeze. Don't miss your chance to own this beautiful townhouse!

Built in 2019

### Essential Information

MLS® # E4432563

Price \$355,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,252
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	63 1391 Starling Drive
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0L3

### **Amenities**

Amenities	Parking-Visitor
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	8
Zoning	Zone 59
Condo Fee	\$287

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