

## \$439,500 - 1249 Starling Drive, Edmonton

MLS® #E4448606

### \$439,500

3 Bedroom, 2.50 Bathroom, 1,556 sqft

Single Family on 0.00 Acres

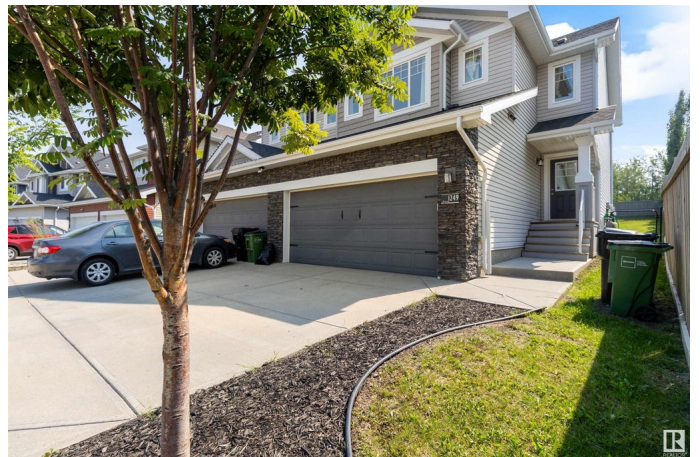
Starling, Edmonton, AB

Welcome to this beautiful half duplex in Starling! One of North Edmonton's most vibrant communities! Featuring an open concept with 1556 square feet and a DOUBLE attached garage. Spacious living room with vinyl plank flooring and attractive stone-facing gas fireplace. Modern designed kitchen with all appliances, walk-through pantry, island plus a generous dining area. Main floor powder room. Upstairs is a flex area/office space, 3 bedrooms, and a 4 piece bathroom. The Primary Bedroom can accommodate a King size bed and offers a beautiful ensuite and walk-in closet. Convenient upstairs laundry too! The unspoiled basement is ready for your creativity! You'll love the BIG BACKYARD with deck, fencing, and so much room for everyone to enjoy! Fabulous location close to walking/biking trails, and only minutes to Big Lake Natural Area and Lois Hole Provincial Park. Easy access to the Anthony Henday as well. Immediate possession is available! Visit REALTOR® website for more information.

Built in 2015

### Essential Information

MLS® #	E4448606
Price	\$439,500
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,556
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1249 Starling Drive
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0K4

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	5
Zoning	Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 23rd, 2025 at 12:47pm MDT