

# \$465,000 - 193 Starling, Fort Saskatchewan

MLS® #E4417851

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,508 sqft  
Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Last Duplex in the market! Includes Side Entrance for future mother-in law suite. Soho Floor plan comes with attached Double Garage, 1508 sq. ft., side entrance, Bonus Room and more! This 2 storey half duplex is located in Southfort Meadows with great access to the community ice rink/hall, schools, future church, parks and playgrounds at walking distance. Features: big double attached garage, fireplace, upgraded finishing, high end vinyl plank floors. Main floor features 9ft ceilings, modern kitchen cabinets right to the ceiling. Upstairs you'll find 3 large bedrooms, BONUS ROOM, 2nd floor laundry and a Full bathroom, master bedroom has walk in closet and full ensuite bathroom. Pictures of show home are a representation of potential finishing and upgrades available, homes may vary to clients needs and budget. Possession end of may, Includes \$3500 builder appliances credit.



Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4417851  |
| Price      | \$465,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,508         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 193 Starling      |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 1X5           |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", 9 ft. Basement Ceiling |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Heatilator/Fan            |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Metal, Vinyl       |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Metal, Vinyl       |

Foundation Concrete Perimeter

### Additional Information

Date Listed January 13th, 2025

Days on Market 88

Zoning Zone 62



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