

\$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 81

Zoning Zone 62



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Listing information last updated on April 4th, 2025 at 8:02pm MDT