# \$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

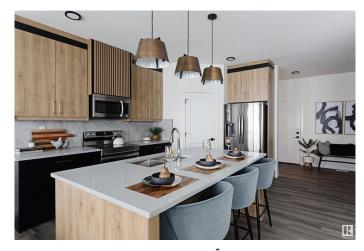
Foundation Concrete Perimeter

## **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