

## \$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                98

Zoning                              Zone 62



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