

## \$695,000 - 1232 Starling Drive, Edmonton

MLS® #E4439559

**\$695,000**

5 Bedroom, 3.50 Bathroom, 2,228 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to 1232 Starling Drive NW, a beautifully maintained 5-bedroom, 3.5-bathroom home nestled in a quiet cul-de-sac in the sought-after community of Starling at Big Lake. This impressive fully finished walkout offers over 3,000 sq ft of living space and backs onto a peaceful pond and walking trails—a perfect blend of luxury and nature. The main floor features elegant hardwood floors, a spacious den/home office, a cozy living room with large windows, and an open-concept kitchen with modern cabinetry, stainless steel appliances, granite countertops, and a pantry. Upstairs, you’ll find three generously sized bedrooms, including a bright and airy primary suite with pond views, a walk-in closet, and a spa-like ensuite. The convenient upstairs laundry room makes daily living effortless. The walkout basement is fully finished with two additional bedrooms, a full bathroom, a large family/rec room, and a second laundry area—ideal for multigenerational living or guests. Double attached garage.

Built in 2015

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4439559  |
| Price  | \$695,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,228                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1232 Starling Drive |
| Area        | Edmonton            |
| Subdivision | Starling            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 0H9             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas, Television Connection, Walkout Basement |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 59        |
| HOA Fees       | 105            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 15th, 2025 at 5:02pm MDT