

## \$999,000 - 1240 Starling Drive, Edmonton

MLS® #E4439148

**\$999,000**

4 Bedroom, 2.50 Bathroom, 1,705 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to this beautifully designed walkout bungalow with a triple garage, tucked away in the sought-after community of Starling. This custom-built home blends luxury and comfort, with thoughtful upgrades throughout. The chef's kitchen features a large Granite island with seating, gas cooktop, quartz countertops, and custom cabinetry. The open-concept main floor is filled with natural light, 12-foot coffered ceilings, and a stylish living room with a stone-faced fireplace. Step out to the oversized west-facing deck and enjoy views of the fully landscaped yard, complete with a stone patio and firepit. The main level also includes a stunning primary suite with a spa-inspired ensuite featuring a rainfall shower, plus a main floor office. Downstairs, the fully finished walkout basement is an entertainer's dream featuring a wet bar, home theatre, games area, and three additional bedrooms. Immaculate inside and out, this home offers exceptional lifestyle value in one of Edmonton's best-kept secrets.

Built in 2016

### Essential Information

MLS® # E4439148

Price \$999,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,705
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1240 Starling Drive
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0K4

### Amenities

Amenities	Ceiling 10 ft., Deck, Fire Pit, Hot Tub, Hot Water Natural Gas, No Smoking Home, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount, Hot Tub, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl  
Exterior Features        Backs Onto Lake, Backs Onto Park/Trees, Playground Nearby  
Roof                            Asphalt Shingles  
Construction            Wood, Vinyl  
Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 29th, 2025  
Days on Market        4  
Zoning                        Zone 59

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