

## \$418,000 - 1380 Starling Drive, Edmonton

MLS® #E4459597

**\$418,000**

2 Bedroom, 2.50 Bathroom, 1,430 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

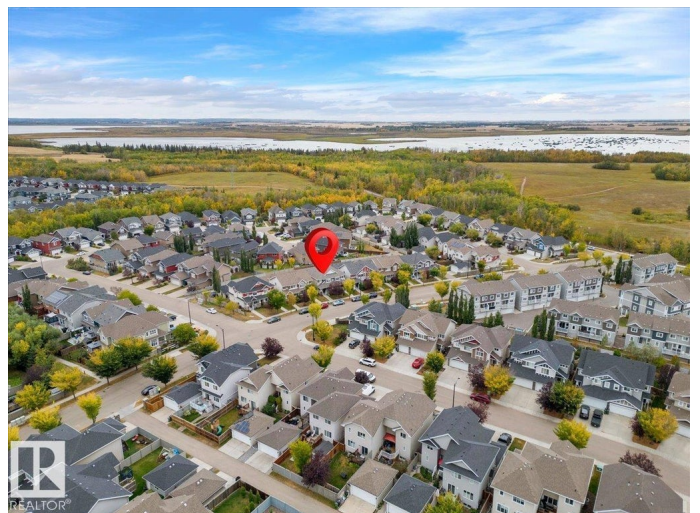
Welcome to Starling East at Big Lake, a nature inspired community with scenic trails, parks, and pet-friendly atmosphere. This original owner home was thoughtfully designed for empty nesters and now makes an ideal starter home. It features two spacious primary bedrooms, each with its own private ensuite and separated by a versatile bonus/office for privacy. The open concept plan offers smart design and comfort throughout. Kitchen with stainless steel appliances, gas stove, granite counters, pantry with spice organizer and custom pull-out shelving. Luxury plank and tile flooring with soft carpet runner on the stairs. Upper floor laundry and adjustable closet shelving for convenience. Blinds, drapes storm/screen doors and keyless entry on all doors. Additional items include central A/C, heated garage, professionally landscaped, maintenance free backyard with a deck, awning, gas BBQ, gazebo and even a cherry tree! Enjoy your morning coffee on the charming veranda while taking in the beauty of this community.

Built in 2012

### Essential Information

MLS® # E4459597

Price \$418,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,430         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1380 Starling Drive |
| Area        | Edmonton            |
| Subdivision | Starling            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 0G8             |

### Amenities

|           |                                                                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Front Porch, Gazebo, Hot Water Natural Gas, Patio, Vinyl Windows |
| Parking   | Double Garage Detached, Heated, Rear Drive Access                                                                                                                         |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                                                                           |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby, Private Setting, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                                |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 28                   |
| Zoning         | Zone 59              |
| HOA Fees       | 100                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 24th, 2025 at 1:47pm MDT