

## \$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	17
Zoning	Zone 59
HOA Fees	105
HOA Fees Freq.	Annually

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