

# \$469,900 - 253 Starling Street, Fort McMurray

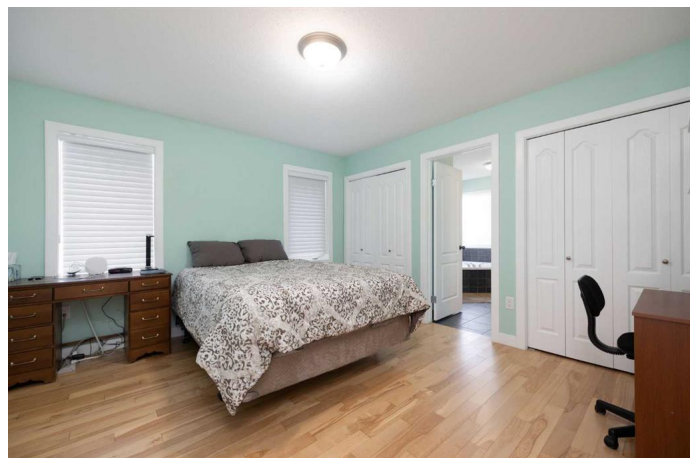
MLS® #A2193588

**\$469,900**

6 Bedroom, 3.00 Bathroom, 1,500 sqft  
Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

SIX BEDROOM HOME with 2 KITCHENS. NO CARPET HOME! Nestled in the heart of Fort McMurray's coveted Eagle Ridge neighbourhood, there's a bungalow that might just make you do a double take. From the outside, it's a tease, but inside? An impressive almost 3000 sq ft of space awaits! Step inside to be greeted by a living room kissed by sunlight, thanks to those generous windows. Picture lazy mornings here with your coffee or tea, basking in that warm glow. The adjoining dining area? Ready to play host to your dinner parties and family feasts. Now, brace yourself for a kitchen surprise, because you've got two culinary wonderlands here! The main kitchen is every chef's dream, while downstairs, there's an elegant addition a second kitchen for those that love cooking. Retreat to the primary bedroom for serenity, and bonus, there's not one, but two closets to store away all your favourites. The ensuite? Pure luxury with its corner jetted tub, separate shower, and the bonus of in-floor heating. With 3 inviting bedrooms upstairs and another trio downstairs, space is aplenty. Dive into fun in the expansive rec room, ideal for games, movies, or simply letting the kids roam free. There are three zones of in-floor heat in the basement. Our main bathroom promises an experience, with its deep tub and a counter space that lets you prep without jostling for room. The detached garage, armed with in-floor heating, is ready to embrace your car, ensuring it's warm even on the nippiest



mornings. Location-wise, this spot's gold! Stellar neighbours, a skip away from top schools, parks, shopping spots, and smooth transport routes. The icing on the cake? This beauty comes fully furnished! Just pack your essentials, and you're set. Maintenance woes? Toss them out! The backyard's designed for minimal fuss, freeing up your weekends. Now, for the grand reveal: the detailed floor plans showing every nook, cranny, sink, and shower. And there's more â€“ immerse yourself in the 360 tour and video for a complete feel. So, pondering your next chapter in Fort McMurray? Are you ready to say yes to this address? There is NOT a separate entrance.

Built in 2008

### **Essential Information**

MLS® #	A2193588
Price	\$469,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,500
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	253 Starling Street
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0K8

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	1

### Interior

Interior Features	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 10th, 2025
Days on Market	31
Zoning	R1

### Listing Details

Listing Office	RE/MAX Connect
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