

253 STARLING Street, Fort McMurray T9K0K8

08/23/24 List Price: **\$475,000** MLS®#: A2158939 Area: **Eagle Ridge** Listing

Status: Active County: **Wood Buffalo** Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: Detached City/Town:

Year Built: 2008 Lot Information

Lot Sz Ar: Lot Shape:

Fort McMurray

4,431 sqft

Low Sqft:

1,500

Ttl Sqft: 1,500

Abv Saft:

Finished Floor Area

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

26

Ttl Park: 3 2 Garage Sz:

6 (3 3) 3.0 (3 0)

Bungalow

Access:

Lot Feat: Back Lane, Lawn, Low Maintenance Landscape, Landscaped

Park Feat: **Concrete Driveway, Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: In Floor, Forced Air, Geothermal, Natural Gas **Vinyl Siding, Wood Frame** Flooring:

Sewer: Ext Feat: **Private Yard**

Hardwood, Tile Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Garage Control(s), Instant Hot Water, Microwave, Microwave Hood Fan, Portable Dishwasher, Refrigerator, Stove(s)

Int Feat: Closet Organizers, Jetted Tub, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Vinyl Windows **Utilities:**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	Room	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main		4pc Ensuite bath	Main	
Bedroom	Main	11`1" x 12`6"	Bedroom	Main	11`1" x 10`0"
Bedroom - Primary	Main	13`1" x 12`1"	Dining Room	Main	12`5" x 10`3"
Kitchen	Main	12`5" x 12`0"	Living Room	Main	19`8" x 14`10"
Bedroom	Basement	10`0" x 13`9"	4pc Bathroom	Basement	
Bedroom	Basement	12`0" x 11`6"	Bedroom	Basement	11`10" x 11`0"
Furnace/Utility Room	Basement	12`0" x 8`0"	Kitchen	Basement	14`5" x 12`3"

Foyer	Main	7`4" x 9`8"				
Legal/Tax/Financial						
Title: Fee Simple Legal Desc:	0725760	Zoning: R1				
Legai Desc.	0723700	Remarks				
Pub Rmks: Inclusions:	From the outside, in those generous wire dinner parties and dream, while down not one, but two clease. With 3 inviting bed the kids roam free, lets you prep withous mornings. Location cake? This beauty of freeing up your weathe 360 tour and vifridge x3, stove x2,	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 - immerse yourself in the 360 tour and video for a complete feel. So, pondering your next chapter in Fort McMurray? Are you ready to				
Property Listed By:	RE/MAX FORT MCM	URRAY				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800