



THE
A-TEAM

**RE/MAX
FIRST**

253 STARLING Street, Fort McMurray T9K0K8

MLS®#: **A2158939**

Area: **Eagle Ridge**

Listing Date: **08/23/24**

List Price: **\$475,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2008**
Lot Information
Lot Sz Ar: **4,431 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,500**
Low Sqft:
Ttl Sqft: **1,500**

DOM

26
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Lawn,Low Maintenance Landscape,Landscaped**
Park Feat: **Concrete Driveway,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Geothermal,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **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

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	11`1" x 12`6"
Bedroom - Primary	Main	13`1" x 12`1"
Kitchen	Main	12`5" x 12`0"
Bedroom	Basement	10`0" x 13`9"
Bedroom	Basement	12`0" x 11`6"
Furnace/Utility Room	Basement	12`0" x 8`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	
Bedroom	Main	11`1" x 10`0"
Dining Room	Main	12`5" x 10`3"
Living Room	Main	19`8" x 14`10"
4pc Bathroom	Basement	
Bedroom	Basement	11`10" x 11`0"
Kitchen	Basement	14`5" x 12`3"

