

## \$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	13
Zoning	Zone 59
HOA Fees	105
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 13th, 2025 at 3:02am MDT