



## Edmonton Alberta

\$475,000

Modern design meets everyday comfort in this 1,700 sq ft 2025 built half duplex located in the sought after community of Starling. The bright open concept main floor features 9 ft ceilings, wide plank vinyl flooring, and a striking floor to ceiling tiled electric fireplace. The contemporary kitchen offers white cabinetry with warm wood accents, a large island, and sleek black fixtures, ideal for entertaining. Upstairs includes three bedrooms, a spacious primary with ensuite and walk in closet, plus convenient upper floor laundry. The unfinished basement with a separate side entrance provides excellent future potential. Complete with a double detached garage and close to parks, ponds, walking trails, schools, shopping, and quick access to Anthony Henday and Yellowhead. (id:6769)

Living room 3.89 m X 5.77 m

Dining room 3.07 m X 5.54 m

Kitchen 3.89 m X 3.42 m

Office 2.78 m X 2.46 m

Primary Bedroom 3.6 m X 4.69 m

Bedroom 2 3.07 m X 3.57 m

Bedroom 3 3.09 m X 5.06 m

Listing Presented By:



Originally Listed by:  
Exp Realty

**REMAX Elite**

**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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