

# \$478,888 - 284 Starling Street, Fort McMurray

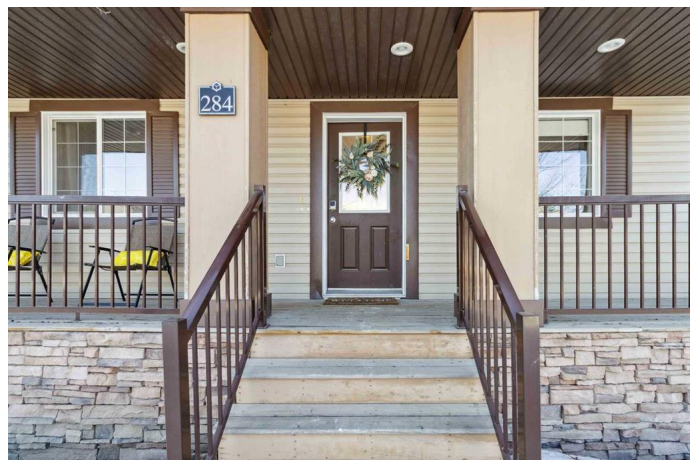
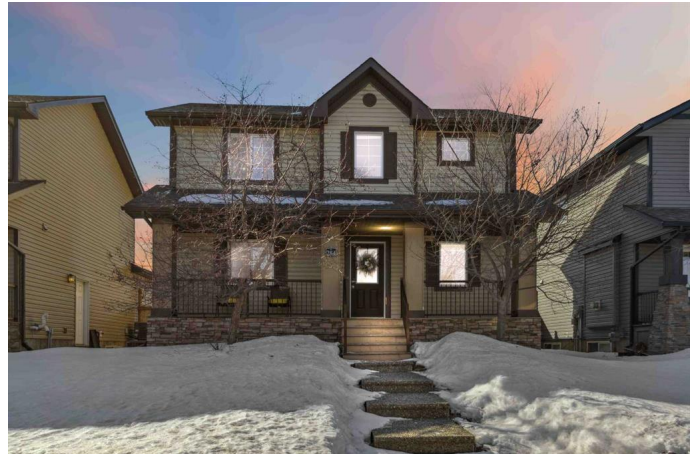
MLS® #A2206210

**\$478,888**

6 Bedroom, 4.00 Bathroom, 1,780 sqft  
Residential on 0.11 Acres

Eagle Ridge, Fort McMurray, Alberta

6 BEDROOMS, 4 FULL BATHROOMS, RARE FIND OF 4 BEDROOMS UP, FRESHLY PAINTED TOP TO BOTTOM, DETACHED DOUBLE GARAGE, SEPARATE ENTRANCE TO A SUITE IN BASEMENT. Fully finished home with over 2600 square feet of living space, situated in the heart of Eagle Ridge, walking distance to The Commons shopping plaza, Landmark movie theatre and schools, parks and more. This bright and airy 2-story home offers a spacious open concept main living room featuring laminate floors, a large great room with a gas fireplace, a functional kitchen with white cabinetry, large island eat-in breakfast bar, corner pantry, and tiled backsplash. The back of the home offers a bank of large windows and a large dining room. In addition, you have a rear mudroom with a closet. The added bonus of this main level is that it offers a large bedroom and a full 4 pc bathroom. Should you not need a 4th bedroom, this is an excellent space for a children's play room or office. The upper level offers a large Primary bedroom with walk-in closet, and a full ensuite featuring a large soaker tub, stand-up shower and tiled floors. The 2nd and 3rd bedrooms are generous sizes and offer the feature of a jack and jill 5 pc bathroom. The fully finished lower level can be your mortgage helper with a separate entrance to a suite with a large family room, wet bar, 2 large bedrooms with above-ground windows, 9 ft ceilings, a walk-in closet, and laminate floors. This lower level offers in suite



laundry. The exterior of the home features a fully fenced and landscaped yard with large rear deck and a front veranda. In addition, you have a detached double garage and an additional parking space beside the garage. Other features of this just professionally cleaned home is central a/c. This home is ready for immediate possession. Call today for your personal tour.

Built in 2010

### **Essential Information**

MLS® #	A2206210
Price	\$478,888
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,780
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	284 Starling Street
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0K9

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 29th, 2025
Days on Market	4
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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