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253 Starling Street Fort McMurray, Alberta

MLS # A2271597



\$469,900

Division: Eagle Ridge Type: Residential/House Style: Bungalow Size: 1,501 sq.ft. Age: 2008 (17 yrs old) **Beds:** Baths: Garage: Double Garage Detached, Heated Garage, RV Access/Parking, See Remarks Lot Size: 0.10 Acre Lot Feat: Back Lane

Heating:	Central, In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features: Storage	Central Vacuum, Closet Organizers, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry,		

Inclusions: FRIDGE x2, STOVEx2, DISHWASHER, WASHER, DRYER, FURNISHINGS & KITCHEN ACCESSORIES (AS IS)

Spacious Fully Furnished Bungalow in Desirable Eagle Ridge Welcome to this beautifully maintained 6-bedroom, 3-bathroom bungalow offering over 1500 sq ft on the main level plus a fully developed 1400 sq ft basement. Perfect for families, multi-generational living, or staff housing, this home provides an abundance of space with a functional, well-designed layout suitable for a variety of needs. The main floor features a bright and inviting living area with large windows, a well-appointed kitchen with ample cabinetry and counter space, and generously sized bedrooms including a comfortable primary suite. The fully developed basement adds additional bedrooms, a full bathroom, a large rec/family room, and excellent storage options—ideal for extended family, tenants, or creating separate living quarters. Enjoy modern comforts including central air conditioning, a detached heated garage with in-floor heating, and RV parking. The home is offered fully furnished, including all kitchen accessories, making it truly move-in ready. Located in the sought-after Eagle Ridge community, you'll appreciate close proximity to schools, shopping, walking trails, parks, transit, and all amenities. A rare find—spacious, furnished, and ideally located.