



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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:	6	Baths:	3
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: Central Vacuum, Closet Organizers, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage

Inclusions: FRIDGE x2, STOVE x2, 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.