

# **\$774,900 - 101 Starling Way, Fort Saskatchewan**

MLS® #E4464601

**\$774,900**

4 Bedroom, 2.50 Bathroom, 2,508 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

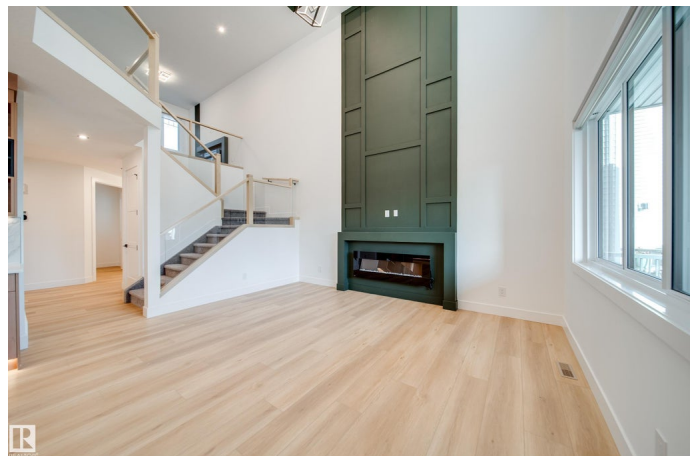
This SHOWSTOPPING TRIPLE CAR GARAGE WALKOUT home has every detail thoughtfully curated. Greeted by a bright, open layout w/9â€™™ ceilings, 8â€™™ doors, & premium finishes throughout. A dreamy chef's kitchen impresses w/ALL APPLIANCES INCLUDED, extended UPGRADED cabinetry w/ambient under lighting & sleek QUARTZ counters. An OPEN-TO-ABOVE great rm showcases a dramatic floor-to-ceiling CUSTOM millwork fireplace feat. wall. A flexible main den/4th bedrm pairs perfectly w/a 1/2 bath steps away. Upstairs, find a full bath, & unwind in a LARGE bonus rm w/a 2nd fireplace,+ 3 SPACIOUS bedrms incl. a LUXURY 5pc primary retreat w/dual sinks, HEATED TILE FLOORS, & a massive WIC conveniently connected to the upper laundry rm w/sink. An unfinished walkout basement offers endless possibilities & no rear neighbours means a serene backdrop from both the upper deck & lower patio. Complete w/exterior GEM lighting, WINDOW COVERINGS, & smart Ecobee thermostat, this home delivers turn key comfort, luxury & style from top to bottom.

Built in 2025

## **Essential Information**

MLS® #

E4464601



|                |                        |
|----------------|------------------------|
| Price          | \$774,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,508                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 101 Starling Way  |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 1R5           |

### Amenities

|                |                                                                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                                                                                                                                         |
| Parking        | Triple Garage Attached                                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Insert                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |

Basement                      Full, Unfinished

**Exterior**

Exterior                      Wood, Stone, Vinyl  
Exterior Features      Golf Nearby, Playground Nearby, Schools, Shopping Nearby  
Roof                          Asphalt Shingles  
Construction              Wood, Stone, Vinyl  
Foundation                Concrete Perimeter

**Additional Information**

Date Listed                November 3rd, 2025  
Days on Market        17  
Zoning                      Zone 62

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