

## \$694,000 - 25 Starling Way, Fort Saskatchewan

MLS® #E4434419

**\$694,000**

4 Bedroom, 2.50 Bathroom, 2,390 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Spectrum Homes proudly presents this stunning custom-built 2-storey walkout in the prestigious community of South Fork! Thoughtfully designed w/ 9' ceilings, 8' doors, and an open concept layout, this home features a main floor bedroom/office, UPGRADED chef's kitchen w/ extended cabinetry, large island, tile backsplash, SS appliances, and a walk-through built-in pantry. The bright living room offers open to below ceilings a built-in fireplace opens to the dining area with double doors leading to the large deck overlooking the pond. Upstairs offers 3 generous bedrooms, a bonus room with fireplace, and a full laundry room. The luxurious primary suite overlooks the pond with a private balcony, spa-inspired 5-piece ensuite, and walk-in closet. Bedrooms 2 & 3 have walk-in closets and share a full bath. Oversized 22'x22'x31' double attached garage. Walkout basement awaits your vision. Located close to parks, trails, schools & shopping—this is the perfect family home!

Built in 2025

### Essential Information

MLS® # E4434419

Price \$694,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,390
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	25 Starling Way
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1R5

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Hardie Board Siding, Vinyl
Exterior Features	Backs Onto Lake, Golf Nearby, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 4th, 2025
Zoning	Zone 62

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