



297 Starling Street
Fort McMurray, Alberta

MLS # A2307739



\$594,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,569 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Front Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Existing Fridge X2, Stove X2, Dishwasher, Washer X2, Dryer X2, Blinds, Central Vac, Electric Garage Heater, and Gazebo.

Welcome to 297 Starling Street, ideally situated in the heart of Eagle Ridge, directly across from the scenic Birchwood Trails. Set on a beautifully positioned 6,019 sq ft corner lot with southwest exposure, this stunning bi-level home is flooded with natural light through expansive windows, creating a warm and inviting atmosphere from the moment you arrive. Step inside and prepare to be impressed by the grand foyer—a true showpiece. High ceilings, a statement-making light fixture, and cascading stairs create a dramatic first impression, while the upper level overlooks the space below, adding both elegance and architectural interest. It sets the tone for the refined living experience throughout the home. The main level showcases an expansive open-concept layout, seamlessly connecting the living room, dining area, and kitchen—perfectly designed for both everyday living and effortless entertaining. The living room is bright and inviting, anchored by a cozy fireplace that adds warmth and charm. The kitchen strikes the perfect balance of style and function, featuring granite countertops, stainless steel appliances, a pantry, ample cabinetry, and a breakfast bar ideal for casual dining or gathering with guests. A conveniently located laundry area further enhances the home’s everyday practicality. This level also features three generously sized bedrooms, each complete with its own walk-in closet, offering ample storage and everyday convenience. The spacious primary retreat is complemented by a private 5-piece ensuite, creating a comfortable and inviting space to unwind. The additional bedrooms are well-appointed and ideal for family or guests. A full 4-piece main bathroom completes this level with ease and functionality. The fully developed basement adds incredible versatility, featuring a large recreation room, a functional kitchen, a

multi-purpose storage space, and a separate entrance to a legal 2-bedroom suite complete with its own 4-piece bathroom which is ideal for extended family, guests, or added flexibility to suit your lifestyle. Step outside to your elevated deck, where a charming gazebo creates the perfect setting for unforgettable summer evenings, morning coffee, or hosting under the open sky. With full sun exposure and access to the backyard, this outdoor space feels like a private retreat designed for both relaxation and entertaining. Additional highlights include a double detached heated garage with high ceilings, central air conditioning for year-round comfort, and fresh paint throughout. Meticulously maintained and thoughtfully designed, this home offers exceptional value in one of Fort McMurray's most desirable neighbourhoods. So check out the photos and floor plans and call today to book your personal viewing.