

## \$375,000 - 32 Starling Drive, Sherwood Park

MLS® #E4442760

**\$375,000**

4 Bedroom, 2.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Brentwood (Sherwood Park), Sherwood Park, AB

This 3 bedroom bungalow has loads of potential! Featuring a spacious main floor with a large living area and a classic kitchen with original cabinetry. You'll find three bedrooms on the main floor, one with no carpet, two with dated carpeting plus a full 4-piece bathroom showcasing vintage charm with a green tub and cabinetry. The primary bedroom includes a 2-piece ensuite and direct access to a generous deck overlooking the backyard. The home has newer shingles and the double detached garage is insulated. Windows and kitchen are original, offering a great opportunity for customization. The basement includes a fourth bedroom with a 3-piece ensuite, a large rec room with a dry bar, and plenty of storage. Appliances include fridge, stove, dishwasher, freezer, washer, dryer, and wash bin. A newer hot water tank is also in place. The property is fenced, chain link on two sides, wood on the third, and features a shed and a wheelchair lift. With original details this home is waiting for you to make it your own!



Built in 1969

### Essential Information

MLS® # E4442760

Price \$375,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,184                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 32 Starling Drive         |
| Area        | Sherwood Park             |
| Subdivision | Brentwood (Sherwood Park) |
| City        | Sherwood Park             |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T8A 0Z1                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Electric     |
| Parking   | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco, Hardie Board Siding          |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                               |
| Construction      | Concrete, Stucco, Hardie Board Siding          |
| Foundation        | Concrete Perimeter                             |

**Additional Information**

Date Listed            June 17th, 2025  
Days on Market      4  
Zoning                Zone 25

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