

\$655,000 - 3140 Magpie Wy, Edmonton

MLS® #E4454593

\$655,000

4 Bedroom, 3.00 Bathroom, 2,281 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

(NOT A ZERO LOT) Welcome to this upcoming 2,280 sq. ft. two-storey single-family home, perfectly situated on a desirable pie-shaped lot with no rear neighbours & big backyard. Featuring 4 Bedrooms, 3 full Bathrooms, an attached double-car garage, this thoughtfully designed residence combines functionality with modern style.

MOVE-IN-READY. The main floor offers an open-concept layout with a spacious kitchen, adjoining dining area, & a bright great room—ideal for entertaining or everyday living. A walk-in pantry enhances kitchen storage, while an additional bedroom. A convenient 3-piece bathroom completes the main level. Upstairs, the primary suite boasts a generous walk-in closet and a private ensuite. Two additional bedrooms of comfortable size are served by another full 3-piece bathroom. Includes a side entrance for future legal suite. A dedicated laundry room with a sink, plus a bonus room, provide convenience and extra living space. The open-to-below design adds a sense of airiness and sophistication.

Built in 2025

Essential Information

MLS® # E4454593

Price \$655,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,281
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3140 Magpie Wy
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0E1

Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Boating, Golf Nearby, Park/Reserve, Playground Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 25th, 2025
Days on Market	75
Zoning	Zone 59
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on November 8th, 2025 at 12:17pm MST