

## \$620,000 - 3136 Magpie Way Nw, Edmonton

MLS® #E4461895

**\$620,000**

4 Bedroom, 3.00 Bathroom, 2,067 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

(NOT A ZERO LOT) QUICK POSSESSION AVAILABLE - Welcome to this beautiful 2,067 sq. ft. home featuring a modern and functional layout. The main floor offers a spacious bedroom, a 4pc full bathroom, and an open-concept kitchen with a dining area and family room – perfect for entertaining and everyday living. Upstairs, you’ll find a bright bonus room, a convenient laundry area with an inbuilt sink, a large primary bedroom with an en-suite and walk-in closet, along with two additional bedrooms and another 4pc bath. This home also includes a separate side entrance, providing great potential for a future legal basement suite. Thoughtfully designed with comfort and versatility in mind, this home is ideal for growing families seeking both space and style.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461895  |
| Price          | \$620,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,067     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3136 Magpie Way Nw |
| 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 | Environmental Reserve, Golf Nearby, Park/Reserve |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Stone, Vinyl                               |
| Foundation        | Concrete Perimeter                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 16                 |

|                |          |
|----------------|----------|
| Zoning         | Zone 59  |
| HOA Fees       | 100      |
| HOA Fees Freq. | Annually |



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Listing information last updated on October 28th, 2025 at 9:32am MDT