

## \$680,000 - 3156 Magpie Way, Edmonton

MLS® #E4464715

**\$680,000**

4 Bedroom, 3.00 Bathroom, 2,354 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

(NOT A ZERO LOT) Welcome to this stunning 2-storey home offering 2,354 sq. ft. of modern living in the beautiful community of Starling South. The main floor features a spacious great room with an electric fireplace, a bright dining area, a full bedroom with closet, a 4-piece full bath, and a chef-inspired kitchen complete with a convenient spice kitchen. Upstairs, you'll find a large bonus room, laundry area with sink, and three bedrooms—including a luxurious primary suite with walk-in closet and ensuite. One of the secondary bedrooms also includes its own walk-in closet. Designed with functionality in mind, this home also offers a separate side entrance, providing excellent potential for future basement development. A perfect blend of comfort, style, and opportunity!

Built in 2025

### Essential Information

MLS® #	E4464715
Price	\$680,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,354
Acres	0.00
Year Built	2025



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

### **Community Information**

Address	3156 Magpie Way
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0K8

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors, 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, No Back Lane, Park/Reserve, Picnic Area, Ravine View
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 4th, 2025
Days on Market	3
Zoning	Zone 59
HOA Fees	100
HOA Fees Freq.	Annually

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