

\$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, youâ€™™ll find a large bonus room, laundry area with sink, and three bedroomsâ€™™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	8
Zoning	Zone 59
HOA Fees	100
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 12th, 2025 at 3:32am MST