

# \$639,999 - 3176 Magpie Way, Edmonton

MLS® #E4434910

**\$639,999**

4 Bedroom, 3.00 Bathroom, 2,002 sqft  
Single Family on 0.00 Acres

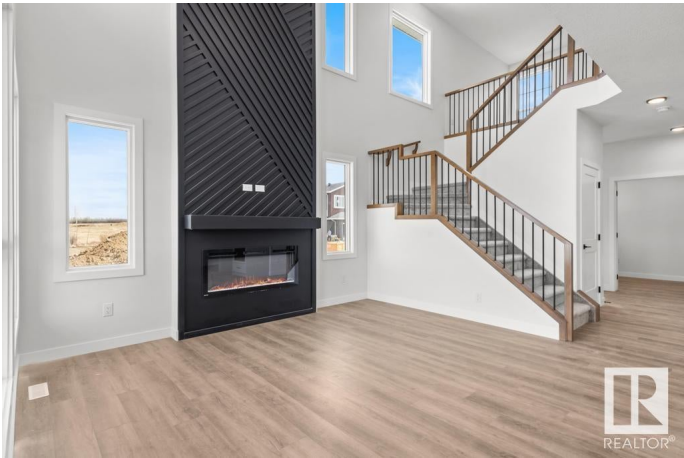
Starling, Edmonton, AB

Backing onto green space, this beautifully designed home offers 2,000 sq. ft. of above-grade living space. The main floor features a spacious foyer, a den that can be used as a bedroom, and a full bathroom for added convenience. The open-concept kitchen includes a separate spice kitchen and flows into the dining and living areas, making it ideal for both everyday living and entertaining. Soaring ceilings and an open-to-below design provide an airy, light-filled atmosphere. Upstairs, the primary suite includes a large walk-in closet and space for additional furnishings. Two additional bedrooms and a central bonus room complete the upper level. The home is now complete and is ready for the new owners to move in!

Built in 2025

## Essential Information

MLS® #	E4434910
Price	\$639,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,002
Acres	0.00
Year Built	2025



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

### **Community Information**

Address	3176 Magpie Way
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V6

### **Amenities**

Amenities	Ceiling 9 ft., 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	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	9

## Zoning

## Zone 59

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 May 16th, 2025 at 7:02pm MDT