

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

MLS® #E4434910

**\$639,999**

4 Bedroom, 3.00 Bathroom, 2,224 sqft  
Single Family on 0.00 Acres

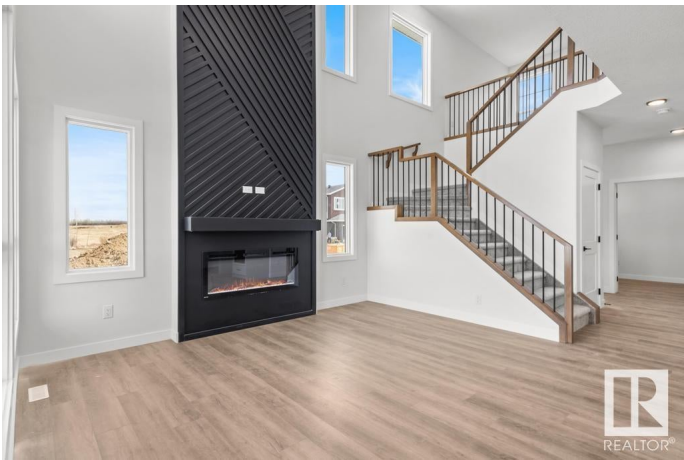
Starling, Edmonton, AB

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 | 2,224     |
| 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 | 40            |

## 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 June 16th, 2025 at 12:32pm MDT