

# \$640,000 - 3176 Magpie Way, Edmonton

MLS® #E4420468

**\$640,000**

4 Bedroom, 3.00 Bathroom, 2,073 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

Backing Onto GREEN Space! This stunning 2,073 sq. ft. home blends elegant design with functional living. The main floor welcomes you with a spacious foyer leading to a versatile den/bedroom. At the heart of the home, the kitchenâ€™complete with a spice kitchenâ€™offers ample counter space and flows seamlessly into the dining and living areas. A full bathroom on the main floor adds convenience for guests and everyday use. The open-to-below layout enhances the homeâ€™s grandeur, with soaring ceilings that invite natural light. Upstairs, the primary suite features a generous closet and plenty of space for additional furnishings. Two more spacious bedrooms ensure comfort for family or guests. A central bonus room offers flexibilityâ€™perfect for a media space, play area, or second lounge. This home will be move-in ready by the end of February! Photos are from a similar home to showcase finishes.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4420468  |
| Price      | \$640,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,073                  |
| 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., Detectors Smoke, Hot Water Natural Gas, 9 ft. Basement Ceiling |
| 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, Hardie Board Siding |
| Exterior Features | Paved Lane, Playground Nearby, Schools  |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Stone, Vinyl, Hardie Board Siding |
| Foundation        | Concrete Perimeter                      |

### Additional Information

Date Listed February 6th, 2025

Days on Market 73

Zoning Zone 59

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Listing information last updated on April 20th, 2025 at 12:02pm MDT