

# \$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 | 4                  |
| Zoning         | Zone 59            |
| HOA Fees       | 100                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 8th, 2025 at 9:02am MST