# \$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!



#### **Essential Information**

MLS® # E4434910 Price \$639,999

Bedrooms 4

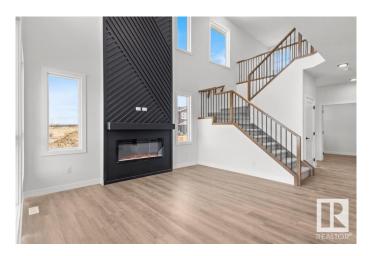
Bathrooms 3.00

Full Baths 3

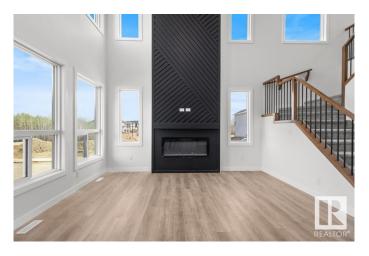
Square Footage 2,224

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 55

## 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 July 1st, 2025 at 4:02pm MDT