

# \$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 69

Zoning Zone 59

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