# \$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 home'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

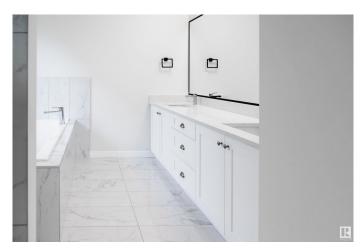
Bedrooms 4

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 75

Zoning Zone 59

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Listing information last updated on April 22nd, 2025 at 4:47am MDT