

## \$620,000 - 3136 Magpie Way Nw, Edmonton

MLS® #E4461895

**\$620,000**

4 Bedroom, 3.00 Bathroom, 2,067 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

QUICK POSSESSION AVAILABLE - Welcome to this beautiful 2,067 sq. ft. home featuring a modern and functional layout. The main floor offers a spacious bedroom, a 4pc full bathroom, and an open-concept kitchen with a dining area and family room – perfect for entertaining and everyday living. Upstairs, you™ll find a bright bonus room, a convenient laundry area with an inbuilt sink, a large primary bedroom with an en-suite and walk-in closet, along with two additional bedrooms and another 4pc bath. This home also includes a separate side entrance, providing great potential for a future legal basement suite. Thoughtfully designed with comfort and versatility in mind, this home is ideal for growing families seeking both space and style. PHOTOS ARE FROM SIMILAR MODEL

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461895  |
| Price          | \$620,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,067     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3136 Magpie Way Nw |
| Area        | Edmonton           |
| Subdivision | Starling           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5S 0E1            |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | 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, Park/Reserve |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Stone, Vinyl                               |
| Foundation        | Concrete Perimeter                               |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 12th, 2025 |
|-------------|--------------------|

Days on Market 3  
Zoning Zone 59  
HOA Fees 100  
HOA Fees Freq. Annually



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