

# \$625,000 - 3154 Magpie Way, Edmonton

MLS® #E4458052

**\$625,000**

4 Bedroom, 3.00 Bathroom, 2,053 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

Brand new 2,052 sq. ft. single family home with an attached front garage, ready in just two weeks. The main floor offers a bedroom, a full bath, an open-to-below living room with electric fireplace, and a modern kitchen with dining area. Upstairs features a spacious primary bedroom with walk-in closet and en-suite, plus two additional bedrooms with closets, another full bath, BONUS ROOM and convenient laundry. The full unfinished basement includes a side entrance and 9 ft. ceilings, perfect for future development. Added features include 9 ft. ceilings on the main floor and in basement, HRV system, and a tankless hot water tank. With no rear neighbours, this home blends comfort, style, and privacy!



Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4458052      |
| Price          | \$625,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,053         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |

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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3154 Magpie Way |
| Area        | Edmonton        |
| Subdivision | Starling        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0K8         |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | On Street Parking, Carbon M Tankless, HRV System, 9 ft. |
| Parking Spaces | 4                                                       |
| Parking        | Double Garage Attached                                  |

### Interior

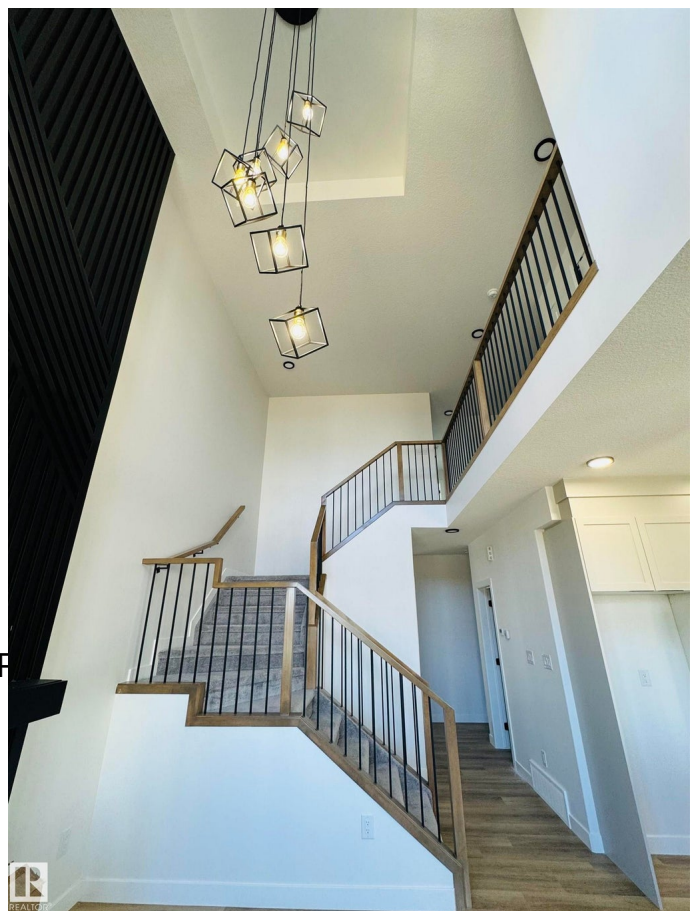
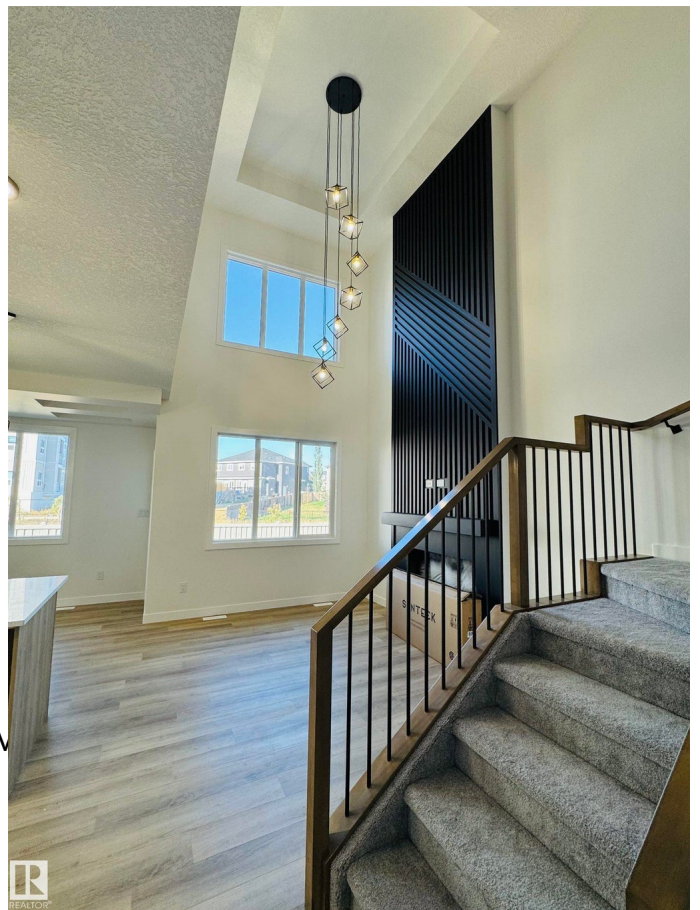
|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Heatilator/Fan            |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Stone, Vinyl           |
| Exterior Features | Golf Nearby, Park/Reserve, P |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Stone, Vinyl           |
| Foundation        | Concrete Perimeter           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 21                   |



|                |          |
|----------------|----------|
| Zoning         | Zone 59  |
| HOA Fees       | 100      |
| HOA Fees Freq. | Annually |

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Listing information last updated on October 7th, 2025 at 7:02am MDT