

# \$640,000 - 3174 Magpie Way, Edmonton

MLS® #E4458048

**\$640,000**

3 Bedroom, 3.00 Bathroom, 2,094 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

Beautiful single family home with an attached front garage, ready in just one week! This home features 3 bedrooms upstairs, an open-to-below foyer at the front entrance, and a bright living room with an electric fireplace. Enjoy 9 ft. ceilings on both the main floor and basement, full bath, Den (Can be used as reading room or an office) separate side entrance for basement and added comfort with an HRV system, and a tankless hot water tank. No rear neighbours for extra privacyâ€”move in and enjoy right away!

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4458048               |
| Price          | \$640,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,094                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 3174 Magpie Way |
| Area        | Edmonton        |
| Subdivision | Starling        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0K9         |

### **Amenities**

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, 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 | Golf Nearby, Playground Nearby, Ravine View |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stone, Vinyl                          |
| Foundation        | Concrete Perimeter                          |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 22                   |
| Zoning         | Zone 59              |
| HOA Fees       | 250                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 8th, 2025 at 10:47am MDT