

# \$489,000 - 3117 Magpie Way, Edmonton

MLS® #E4418474

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,676 sqft  
Single Family on 0.00 Acres

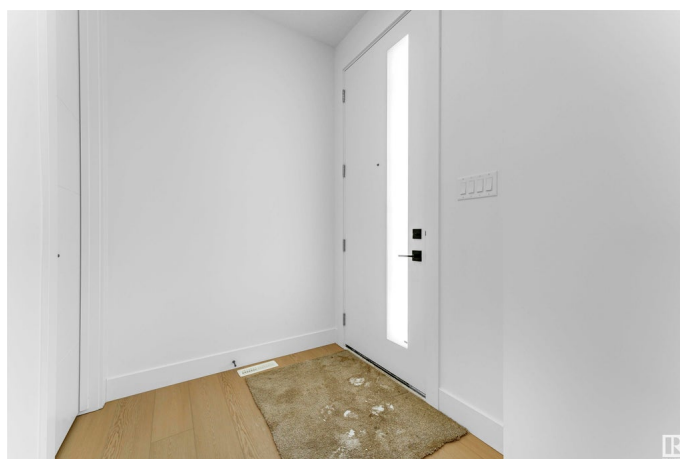
Starling, Edmonton, AB

Looking for a great home in a quiet community close to nature but still with a quick commute to St.Albert or Edmonton? Then this property in Starling could be just right for you! Starling is a beautiful community in the Big Lake area w/ great walking trails that connect you to nature & water. Brand New Half Duplex with double detached garage where you can do your own colour selections. Main floor den could be used as bedroom. Spacious Living area with lot of natural light. Beautiful kitchen with combined Dining area. upper floor primary bedroom with ensuite & closet. 2 additional bedrooms with common bathroom. Close to St Albert or Edmonton amenities and easy access to yellowhead and Anthony Henday!

Built in 2024

## Essential Information

MLS® #	E4418474
Price	\$489,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,676
Acres	0.00
Year Built	2024



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3117 Magpie Way
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0A0

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	84
Zoning	Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 11th, 2025 at 3:47am MDT