

# \$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

(NOT A ZERO LOT) Brand new 2,052 sq. ft. single family home with an attached front garage. 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

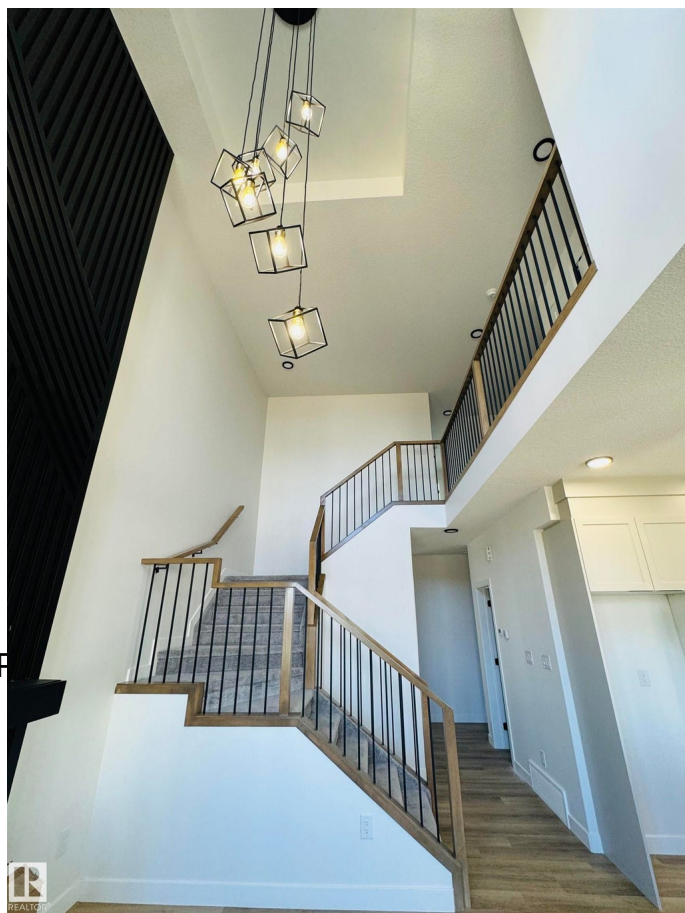
|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| 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 | 36                   |



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

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Listing information last updated on October 21st, 2025 at 8:02pm MDT