

## \$680,000 - 3140 Magpie Wy, Edmonton

MLS® #E4454593

**\$680,000**

4 Bedroom, 3.00 Bathroom, 2,203 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to this upcoming 2,203 sq. ft. two-storey single-family home, perfectly situated on a desirable pie-shaped lot with no rear neighbours & big backyard. Featuring an attached double-car garage, this thoughtfully designed residence combines functionality with modern style. The main floor offers an open-concept layout with a spacious kitchen, adjoining dining area, & a bright great room—ideal for entertaining or everyday living. A walk-in pantry enhances kitchen storage, while a versatile den with a closet can easily serve as a home office or an additional bedroom. A convenient 3-piece bathroom completes the main level. Upstairs, the primary suite boasts a generous walk-in closet and a private ensuite. Two additional bedrooms of comfortable size are served by another full 3-piece bathroom. A dedicated laundry room with a sink, plus a bonus room, provide convenience and extra living space. The open-to-below design adds a sense of airiness and sophistication. Home is 2 weeks from completion.

Built in 2025

### Essential Information

MLS® # E4454593

Price \$680,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,203                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3140 Magpie Wy |
| 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 | Boating, Golf Nearby, Park/Reserve, Playground Nearby |
| Roof              | Asphalt Shingles                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 59           |
| HOA Fees       | 250               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 4th, 2025 at 5:32am MDT