

Courtesy Of Dev Devgun And Vic S Mutti Of MaxWell Polaris

## **\$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

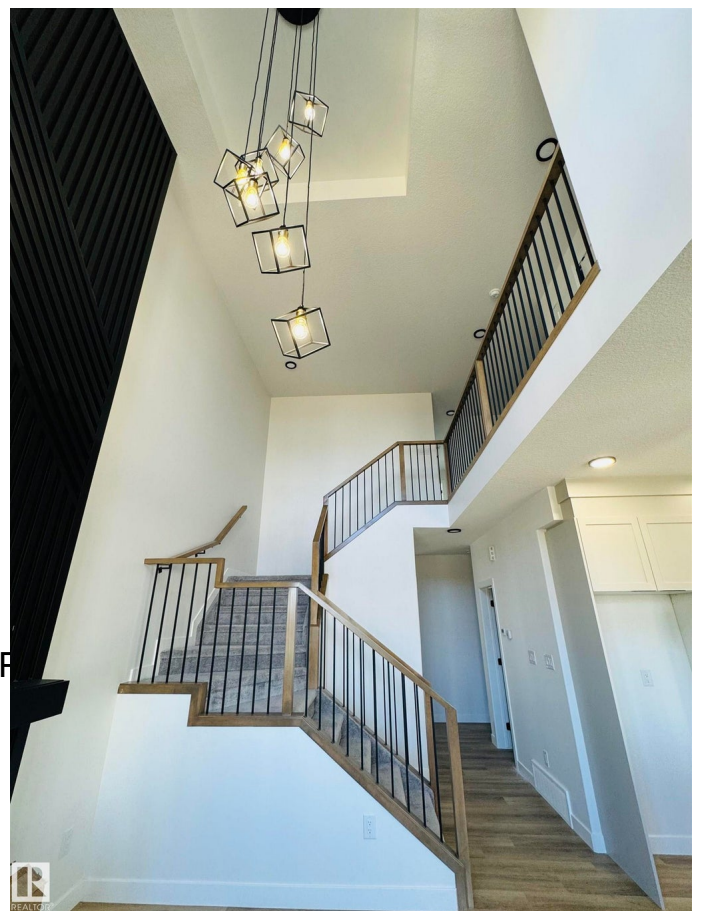
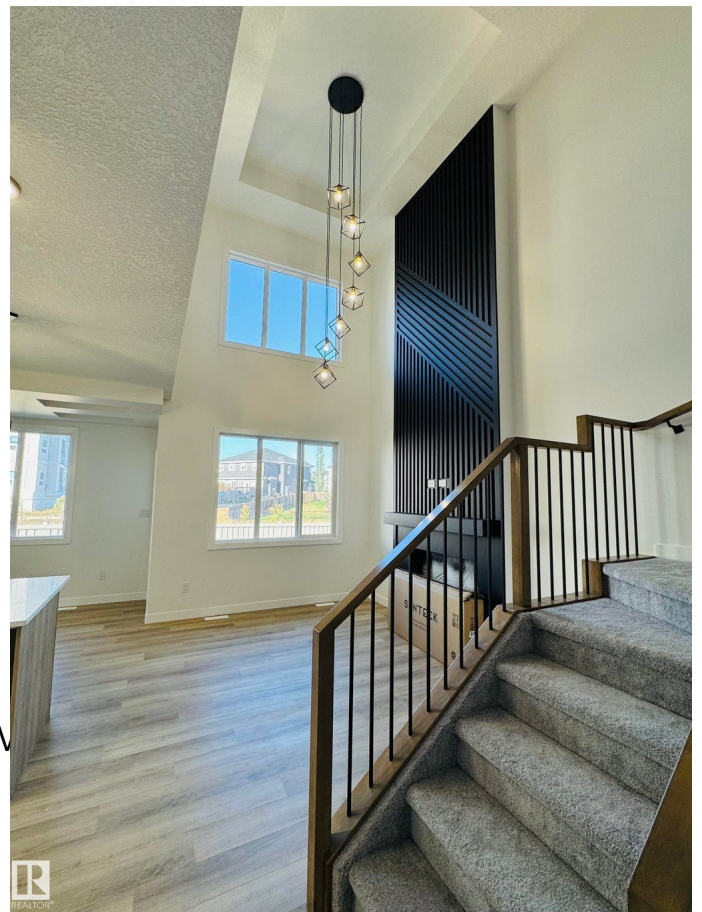
Interior Features ensuite bathroom  
Appliances Builder Appliance Credit  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Heatilator/Fan  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### 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 22



Zoning	Zone 59
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on October 8th, 2025 at 2:17am MDT