

## \$849,900 - 3711 Hummingbird Way, Edmonton

MLS® #E4446266

**\$849,900**

8 Bedroom, 5.50 Bathroom, 3,039 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

**\*\*STARLING COMMUNITY\*\* SPICE KITCHEN\*\*FINISHED BASEMENT WITH 3 BEDROOMS, KITCHEN\*\*OVER 3000SQFT\*\***The main floor welcomes you with a spacious, open-concept layout. A large living area, elegant kitchen, dedicated dining space, and cozy family room are complemented by a versatile bedroom and practical touches like a mudroom, servery, and walk-in pantry. Upstairs, youâ€™ll find a luxurious primary suite with its own private ensuite and two walk-in closets. Additional bedrooms are generously sized, with convenient bathrooms and a family lounge that adds flexibility for relaxation or study. A dedicated laundry room completes this level with ease and functionality. The fully developed basement offers added value, featuring more bedrooms, a modern kitchen, rec room, and bathroomâ€”perfect for extended family, guests, or potential rental opportunities. A true gem for families seeking a spacious and well-appointed residence in a vibrant and convenient location.

Built in 2020

### Essential Information

MLS® # E4446266

Price \$849,900



Bedrooms	8
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	3,039
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3711 Hummingbird Way
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0M9

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Oven-Microwave, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Recreation Use,

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

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	11
Zoning	Zone 59

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