

# \$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

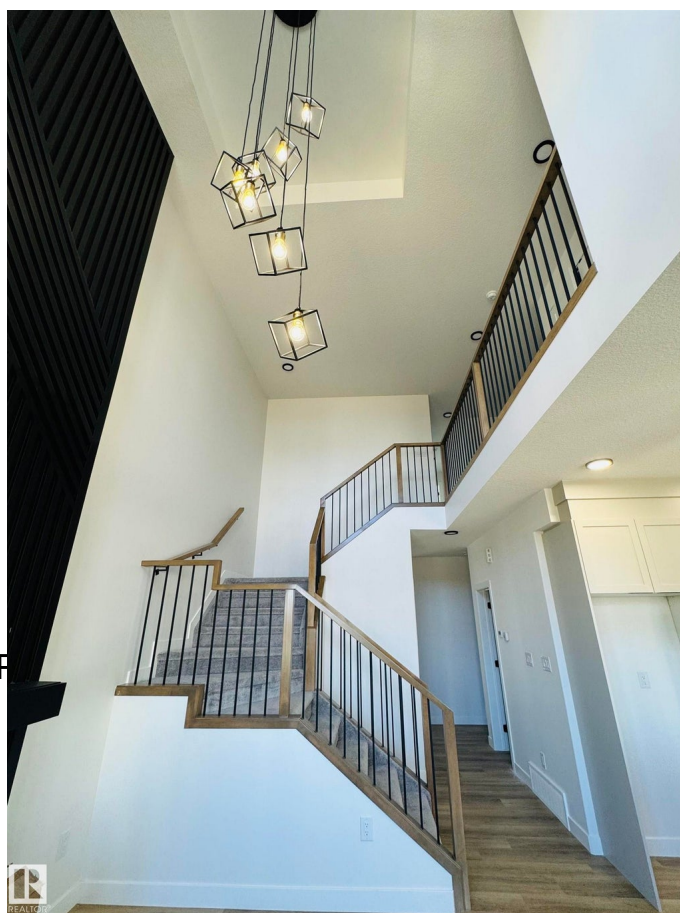
Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### 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	1



Zoning	Zone 59
HOA Fees	250
HOA Fees Freq.	Annually

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Listing information last updated on September 17th, 2025 at 4:03pm MDT