

## \$655,000 - 3140 Magpie Wy, Edmonton

MLS® #E4454593

### \$655,000

4 Bedroom, 3.00 Bathroom, 2,281 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

(NOT A ZERO LOT) Welcome to this upcoming 2,280 sq. ft. two-storey single-family home, perfectly situated on a desirable pie-shaped lot with no rear neighbours & big backyard. Featuring 4 Bedrooms, 3 full Bathrooms, an attached double-car garage, this thoughtfully designed residence combines functionality with modern style.

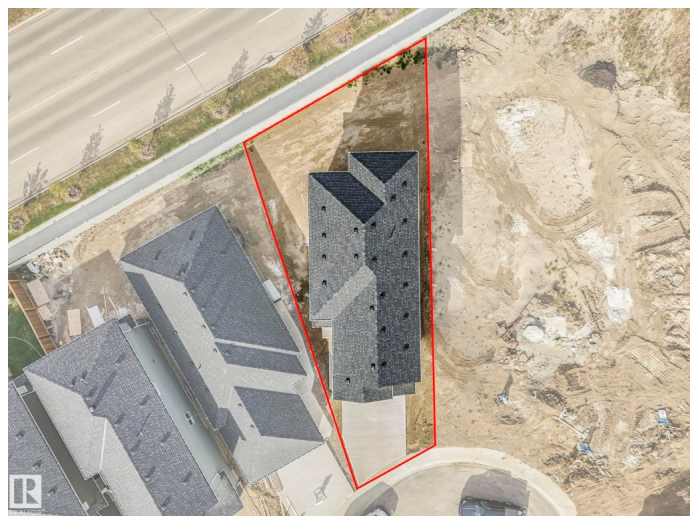
MOVE-IN-READY. The main floor offers an open-concept layout with a spacious kitchen, adjoining dining area, & a bright great room—ideal for entertaining or everyday living. A walk-in pantry enhances kitchen storage, while an additional bedroom. A convenient 3-piece bathroom completes the main level. 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. Includes a side entrance for future legal suite. 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.

Built in 2025

### Essential Information

MLS® # E4454593

Price \$655,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,281
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
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Days on Market	66
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Zoning	Zone 59
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HOA Fees	100
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HOA Fees Freq.	Annually
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Listing information last updated on October 30th, 2025 at 7:47pm MDT