

# \$640,000 - 3174 Magpie Way, Edmonton

MLS® #E4458048

## \$640,000

4 Bedroom, 3.00 Bathroom, 2,094 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

Beautiful single family home with an attached front garage, ready in just one week! This home features 3 bedrooms upstairs, an open-to-below foyer at the front entrance, and a bright living room with an electric fireplace. Enjoy 9 ft. ceilings on both the main floor and basement, separate side entrance for basement and added comfort with an HRV system, and a tankless hot water tank. No rear neighbours for extra privacy—move in and enjoy right away!

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4458048               |
| Price          | \$640,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,094                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 3174 Magpie Way |
| Area        | Edmonton        |
| Subdivision | Starling        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0K9         |

### **Amenities**

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, 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 | Golf Nearby, Playground Nearby, Ravine View |
| 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 7:02pm MDT