# \$500,000 - 3103 Magpie Way, Edmonton

MLS® #E4445008

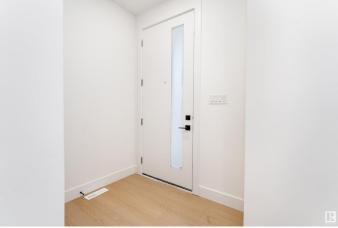
#### \$500,000

3 Bedroom, 2.50 Bathroom, 1,676 sqft Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to 3103 Magpie Way â€" a rare find in the growing community of Starling. This 3-bedroom, 2.5-bath half duplex features a striking open-to-above design, a layout rarely found in duplex homes. Located in a peaceful, newly developed area, this home also comes with a convenient side entrance, offering future suite potential or added flexibility. With construction underway, buyers still have time to select their finishes and custom build a space that reflects their personal style. A perfect opportunity to own a modern home in a thriving neighborhood. \*Photos are for representation only of a completed home\*

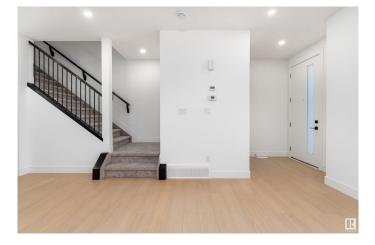




Built in 2025

### **Essential Information**

| MLS® #         | E4445008      |
|----------------|---------------|
| Price          | \$500,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,676         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Туре           | Single Family |
| Sub-Type       | Half Duplex   |
|                |               |



| Style  | 2 Storey |
|--------|----------|
| Status | Active   |

## **Community Information**

| Address     | 3103 Magpie Way |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Starling        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0V3         |

## Amenities

| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
|-----------|--|
| Parking   | Double Garage Detached                           |

### Interior

| Interior Features | ensuite bathroom          |
|-------------------|---------------------------|
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Roughed In, Tile Surround |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

| Exterior          | Wood, Vinyl  |
|-------------------|--|
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## **Additional Information**

| Date Listed    | June 26th, 2025 |
|----------------|-----------------|
| Days on Market | 18              |
| Zoning         | Zone 59         |

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