

## \$680,000 - 3140 Magpie Wy, Edmonton

MLS® #E4454593

**\$680,000**

4 Bedroom, 3.00 Bathroom, 2,281 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

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 \$680,000

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  
Days on Market                44  
Zoning                              Zone 59  
HOA Fees                         100  
HOA Fees Freq.                Annually

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