

# \$489,900 - 3117 Magpie Way, Edmonton

MLS® #E4454829

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,704 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to 3117 Magpie Way – a modern half duplex in the vibrant community of Starling. This 3-bedroom, 2.5-bath home is designed to impress with its contemporary finishes and warm, inviting layout. The showpiece of the main living area is the stunning fireplace, tiled from floor to ceiling, creating a dramatic focal point for gatherings and cozy nights in. With sleek design elements throughout and a private side entrance offering future suite potential, this home combines style, comfort, and flexibility in a growing, family-friendly neighborhood.

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454829      |
| Price          | \$489,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,704         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3117 Magpie Way |
| Area        | Edmonton        |
| Subdivision | Starling        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0V3         |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, HRV System |
| Parking Spaces | 4                                          |
| Parking        | Double Garage Detached                     |
| Is Waterfront  | Yes                                        |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Vinyl                        |
| Exterior Features | Park/Reserve, Schools, Stream/Pond |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Vinyl                        |
| Foundation        | Concrete Perimeter                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 59           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 4th, 2025 at 7:32pm MDT