\$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 â€" 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.



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

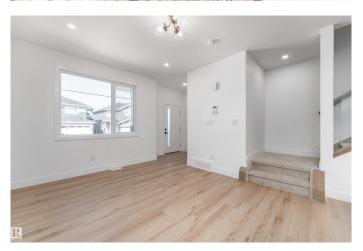
Type Single Family

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 2

Zoning Zone 59

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