

# \$695,000 - 3203 Magpie Link, Edmonton

MLS® #E4417386

**\$695,000**

5 Bedroom, 3.00 Bathroom, 2,312 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to this stunning BRAND NEW 2300+ sqft. home featuring MODERN design and luxurious finishes in the sought-after community of Starling South. Boasting 5 bedrooms and 3 full bathrooms, this home offers a perfect balance of elegance and functionality. On the main floor, you'll find a SPACIOUS bedroom, a FULL bathroom, and an open-concept living area with soaring ceilings, large windows, mirrors, and a striking FEATURE WALL with a FIREPLACE. The modern kitchen is fully upgraded with appliances, complemented by a convenient SPICE KITCHEN. Adjacent is a bright and stylish dining room, perfect for family gatherings. The upper floor includes 4 bedrooms, including a luxurious primary suite with 2 feature walls, a fireplace, and an ensuite with a freestanding tub and shower. A bonus room with a feature wall adds extra versatility to the space. Additional highlights include upgraded lighting fixtures throughout, a SIDE ENTRANCE to the unfinished basement and plenty of potential to customize to your needs.

Built in 2024

## Essential Information

MLS® #	E4417386
Price	\$695,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,312
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3203 Magpie Link
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V5

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 8th, 2025  
Days on Market 87  
Zoning Zone 59

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