

# \$530,000 - 3131 Magpie Way, Edmonton

MLS® #E4418476

**\$530,000**

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

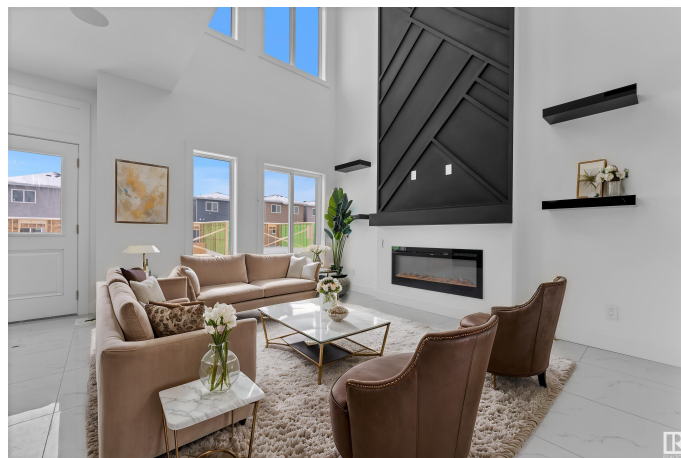
Starling, Edmonton, AB

Looking for a great home in a quiet community close to nature but still with a quick commute to St.Albert or Edmonton? Then this property in Starling could be just right for you! Starling is a beautiful community in the Big Lake area w/ great walking trails that connect you to nature & water. Brand New Front Double Garage Attached Half Duplex with double attached garage where you can do your own colour selections. Main floor den could be used as bedroom. Spacious Living area with open to above & lot of natural light. Beautiful kitchen with combined Dining area. upper floor primary bedroom with ensuite & closet. 2 additional bedrooms with common bathroom. Close to St Albert or Edmonton amenities and easy access to yellowhead and Anthony Henday!

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4418476  |
| Price          | \$530,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,676     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2024          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3131 Magpie Way |
| Area        | Edmonton        |
| Subdivision | Starling        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0A0         |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 83                 |
| Zoning         | Zone 59            |

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Listing information last updated on April 10th, 2025 at 12:47am MDT