

\$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 rare find in the growing community of Starling. This 3-bedroom, 2.5-bath half duplex features a striking open-to-above design, a layout rarely found in duplex homes. Located in a peaceful, newly developed area, this home also comes with a convenient side entrance, offering future suite potential or added flexibility. With construction underway, buyers still have time to select their finishes and custom build a space that reflects their personal style. A perfect opportunity to own a modern home in a thriving 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
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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	1
Zoning	Zone 59

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