

\$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	23
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 19th, 2025 at 3:48pm MDT