

## \$630,000 - 3662 Hummingbird Way, Edmonton

MLS® #E4457733

**\$630,000**

3 Bedroom, 2.50 Bathroom, 2,455 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to Starling. This Spectacular 2 storey home with WALKOUT BASEMENT comes with a spacious front Double Door entrance. Main floor features a spacious DEN/OFFICE with window, 2 piece bathroom, mudroom attached to extended double car Garage connected with a WALK-IN PANTRY. Tile floors, Open concept kitchen with plenty of cabinets, BUILT IN OVEN/MICROWAVE, Large Island and Stainless steel Appliances. Spacious Dining Area with great size windows. OPEN TO BELOW Living area with built in shelves and a gas fire place. Upstairs you will find a great size BONUS ROOM with a beautiful FEATURE WALL. Primary Bed Room equipped with SPA LIKE ensuite including a bathing tub, standing glass shower & 2 sinks along with a huge walkin closet. Upstairs include 2 additional bedrooms, Laundry room with sink and 4 piece bathroom. This is a seldom find beautiful house waiting to be yours.

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457733  |
| Price     | \$630,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,455                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3662 Hummingbird Way |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 0L1              |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Walkout Basement, See Remarks |
| Parking   | Double Garage Attached                                 |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Insert                                                                                                                                 |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                       |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                       |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 59              |

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Listing information last updated on September 19th, 2025 at 3:17am MDT