

# \$749,800 - 3172 Magpie Way, Edmonton

MLS® #E4423588

**\$749,800**

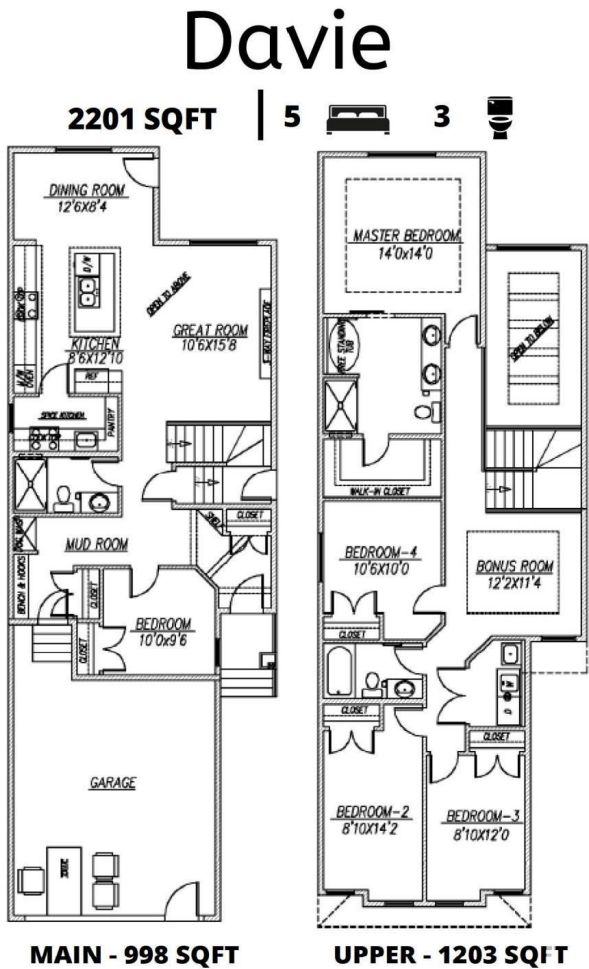
7 Bedroom, 4.00 Bathroom, 2,201 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to the " DAVIE " Detached Single family house over 2200 sq ft features 7 BEDROOMS & 4 FULL BATHROOMS.FULLY LOADED WITH PLATINUM FINISHES SITTING ON A REGULAR LOT built by the custom builder Happy Planet Homes located in the vibrant community of STARLING . Upon entrance you will find a MAIN FLOOR BEDROOM,FULL BATH ON THE MAIN FLOOR , PET WASH in the mudroom, Huge OPEN TO BELOW living room, CUSTOM FIREPLACE FEATURE WALL and a DINING NOOK. Custom-designed Kitchen for Built -in Microwave and Oven and a SPICE KITCHEN with GAS RANGE. Upstairs you'll find a HUGE BONUS ROOM across living room opens up the entire area. The MASTER BEDROOM showcases a lavish ensuite comprising a stand-up shower with niche, soaker tub and a huge walk-in closet. Other 3 secondary bedrooms with a common bathroom and laundry room finishes the Upper Floor. LEGAL BASEMENT SUITE comes with beautiful kitchen, 2 bdrms and a full washroom

**\*\*PLEASE NOTE\*\*** Pictures from different layout, similar spec.**\*\*ASSIGNMENT SALE AVAILABLE\*\***

Built in 2024



## Essential Information

MLS® #	E4423588
Price	\$749,800
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,201
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3172 Magpie Way
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0A0

### Amenities

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

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

Additional Information

Date Listed March 1st, 2025  
Days on Market 48  
Zoning Zone 59  
HOA Fees Freq. Annually



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Listing information last updated on April 18th, 2025 at 8:47pm MDT