

## \$760,000 - 3138 Magpie Wy, Edmonton

MLS® #E4452041

**\$760,000**

4 Bedroom, 3.00 Bathroom, 1,380 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

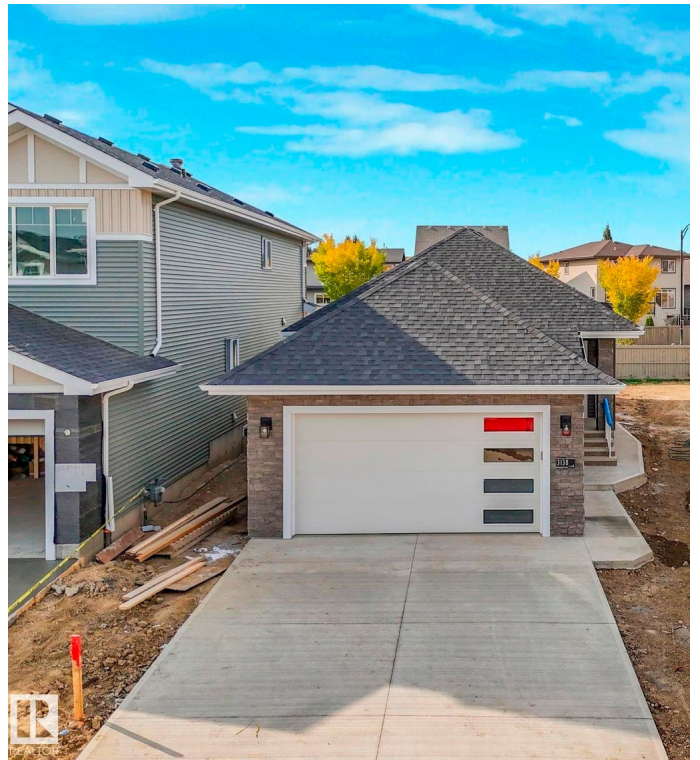
(NOT A ZERO LOT) READY TO MOVE-IN!

Beautiful bungalow over 2450 sq.ft. living space, Offering 1,380 sq. ft. on the main floor plus a fully finished basement, this home is designed for comfort and functionality. The main level features a spacious primary bedroom with a walk-in closet and private ensuite, an additional bedroom, a 3-piece bathroom, and a bright kitchen that flows into a welcoming great room. The lower level includes two additional bedrooms, Bar/coffee station, another 3-piece bathroom, and ample living space. Photos are from a previous similar model and finishes. "THIS BUNGALOW WILL BE FULLY COMPLETE IN BETWEEN 1-2 WEEKS"

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4452041      |
| Price          | \$760,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,380         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3138 Magpie Wy |
| Area        | Edmonton       |
| Subdivision | Starling       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5S 0E1        |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Hot Water Tankless, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                     |
| Parking        | Double Garage Attached                                                |
| Is Waterfront  | Yes                                                                   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Heatilator/Fan            |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

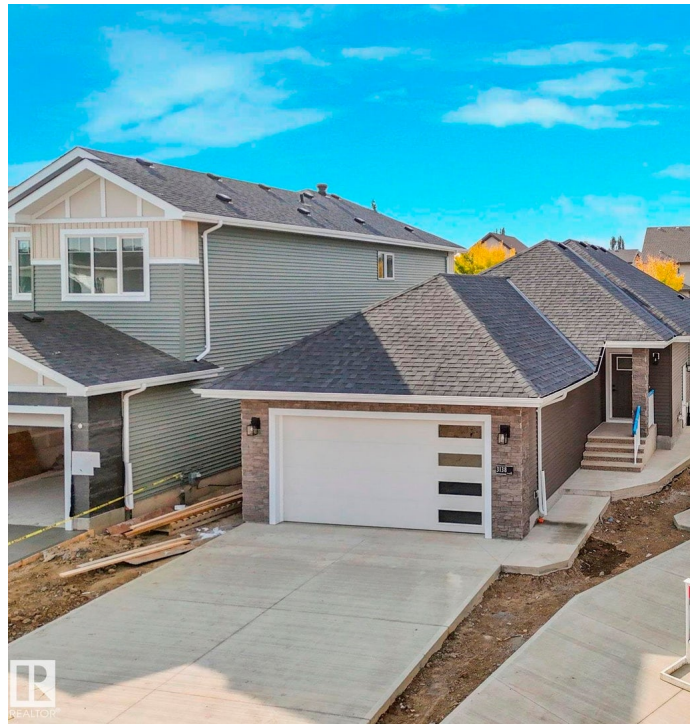
### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Stone, Vinyl               |
| Exterior Features | Creek, Golf Nearby, Park/Reserve |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Stone, Vinyl               |
| Foundation        | Concrete Perimeter               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 82               |

|                |          |
|----------------|----------|
| Zoning         | Zone 59  |
| HOA Fees       | 100      |
| HOA Fees Freq. | Annually |



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Listing information last updated on October 29th, 2025 at 3:32pm MDT