

# \$725,000 - 3138 Magpie Wy, Edmonton

MLS® #E4464713

**\$725,000**

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 offering 2430 sq.ft.  
Features 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 4-piece bathroom, and a bright kitchen that flows into a welcoming great room. The lower level includes two additional bedrooms, Bar/coffee station , another 4-piece bathroom, and ample living space along with a side entrance as well.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4464713               |
| Price          | \$725,000              |
| 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      | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Hot Water Tankless, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                   |
| Parking        | Double Garage Attached                                                                                              |

## 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 | Environmental Reserve, Golf Nearby, No Back Lane, Park/Reserve, Picnic Area |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Stone, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 59            |
| HOA Fees       | 100                |
| HOA Fees Freq. | Annually           |

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 November 8th, 2025 at 8:17am MST