# \$510,000 - 3105 Magpie Way, Edmonton

MLS® #E4445009

# \$510,000

3 Bedroom, 2.50 Bathroom, 1,663 sqft Single Family on 0.00 Acres

Starling, Edmonton, AB

PRE CONSTRUCTION\*\*Welcome to 3105 Magpie Way â€" a rare find in the growing community of Starling. This 3-bedroom, 2.5-bath half duplex features a striking open-to-above design, a layout rarely found in duplex homes. Located in a peaceful, newly developed area, this home also comes with a convenient side entrance, offering future suite potential or added flexibility. With construction underway, buyers still have time to select their finishes and custom build a space that reflects their personal style. A perfect opportunity to own a modern home in a thriving neighborhood. \*Photos are for representation only of a completed home\*



#### **Essential Information**

MLS® # E4445009 Price \$510,000

Bedrooms 3
Bathrooms 2.50
Full Baths 2

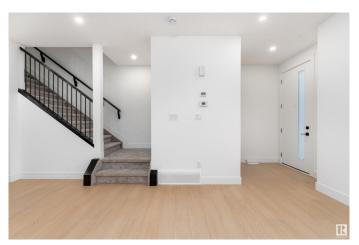
Half Baths 1

Square Footage 1,663 Acres 0.00 Year Built 2025

Type Single Family







Sub-Type Half Duplex
Style 2 Storey
Status Active

# **Community Information**

Address 3105 Magpie Way

Area Edmonton
Subdivision Starling
City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0V3

# **Amenities**

Amenities Detectors Smoke, No Animal Home, No Smoking Home

Parking Double Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### Additional Information

Date Listed June 26th, 2025

Days on Market 112

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 October 16th, 2025 at 3:02am MDT