

# \$775,000 - 3138 Magpie Wy, Edmonton

MLS® #E4452041

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,380 sqft  
Single Family on 0.00 Acres

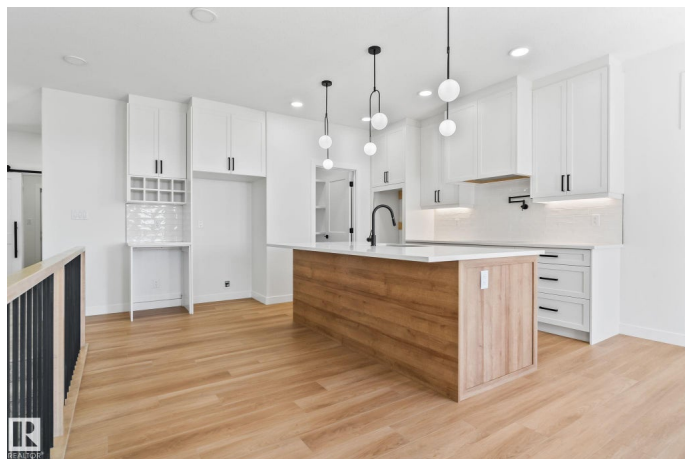
Starling, Edmonton, AB

Beautiful bungalow under construction—possession in approximately 2 months! 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, another 3-piece bathroom, and ample living space. Framing is already complete—secure this home now and make it yours upon completion! still time to select interior finishes. Photos are from a previous similar model and finishes.

Built in 2025

## Essential Information

MLS® #	E4452041
Price	\$775,000
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	8

Zoning	Zone 59
HOA Fees	250
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 August 16th, 2025 at 12:47am MDT