

## **\$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 37  
Zoning Zone 59  
HOA Fees Freq. Annually

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Listing information last updated on April 7th, 2025 at 12:02pm MDT