

Courtesy Of Joshua Both Of Exp Realty

# \$500,000 - 3105 Magpie Way, Edmonton

MLS® #E4465520

**\$500,000**

3 Bedroom, 3.00 Bathroom, 1,697 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to 3105 Magpie Way â€”DOUBLE ATTACHED GARAGE 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. A perfect opportunity to own a modern home in a thriving neighborhood. \* IMMEDIATE POSSESSION\*

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4465520      |
| Price          | \$500,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,697         |
| 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    | November 12th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 59             |

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Listing information last updated on November 20th, 2025 at 9:32pm MST