

# \$489,900 - 3127 Magpie Way, Edmonton

MLS® #E4450509

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,746 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to 3127 Magpie Way – a rare gem in the flourishing community of Starling. This 3-bedroom, 2.5-bath half duplex makes a bold impression with its striking open-to-above design and modern finishes throughout. The heart of the home is the kitchen, featuring timeless shake-style cabinetry that blends style with function. A private side entrance adds flexibility and future suite potential, while the quiet, family-friendly neighborhood sets the stage for modern living. Sleek, stylish, and move-in ready – this home is more than just a duplex, it’s a lifestyle upgrade.

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4450509      |
| Price          | \$489,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,746         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3127 Magpie Way |
| Area        | Edmonton        |
| Subdivision | Starling        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0V3         |

### Amenities

|               |                                            |
|---------------|--------------------------------------------|
| Amenities     | Ceiling 9 ft., Detectors Smoke, HRV System |
| Parking       | Double Garage Detached                     |
| Is Waterfront | Yes                                        |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Vinyl                        |
| Exterior Features | Park/Reserve, Schools, Stream/Pond |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Vinyl                        |
| Foundation        | Concrete Perimeter                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 59         |

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Listing information last updated on September 1st, 2025 at 7:02am MDT