

# \$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\*\***

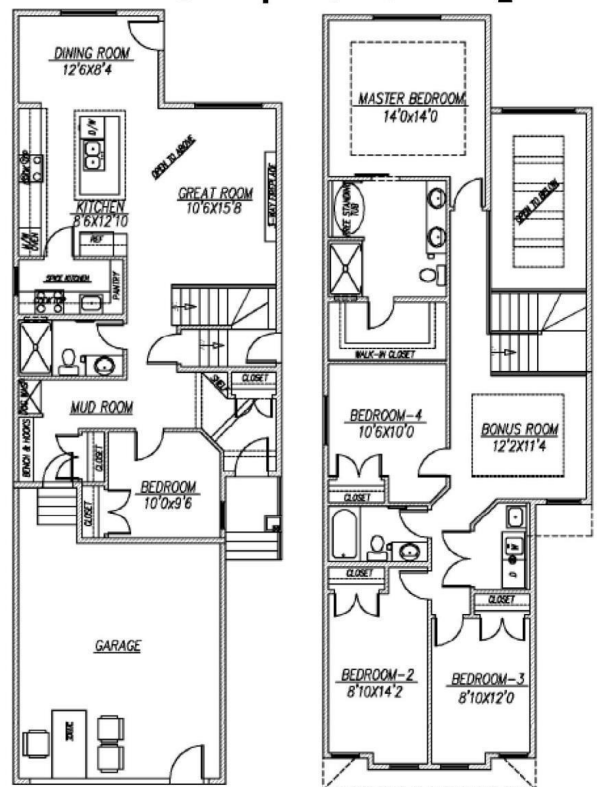
Built in 2024

## Essential Information



## Davie

2201 SQFT | 5 3



MAIN - 998 SQFT

UPPER - 1203 SQFT

|                |                        |
|----------------|------------------------|
| 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 36  
Zoning Zone 59  
HOA Fees Freq. Annually



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Listing information last updated on April 6th, 2025 at 12:17pm MDT