

# \$510,000 - 3105 Magpie Way, Edmonton

MLS® #E4445009

**\$510,000**

3 Bedroom, 2.50 Bathroom, 1,663 sqft  
Single Family on 0.00 Acres

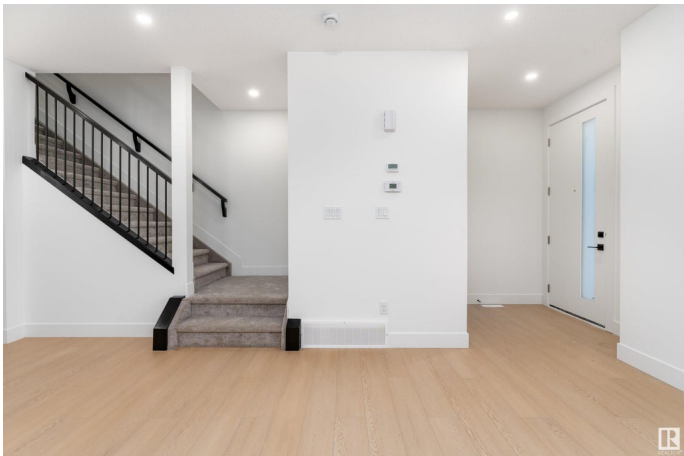
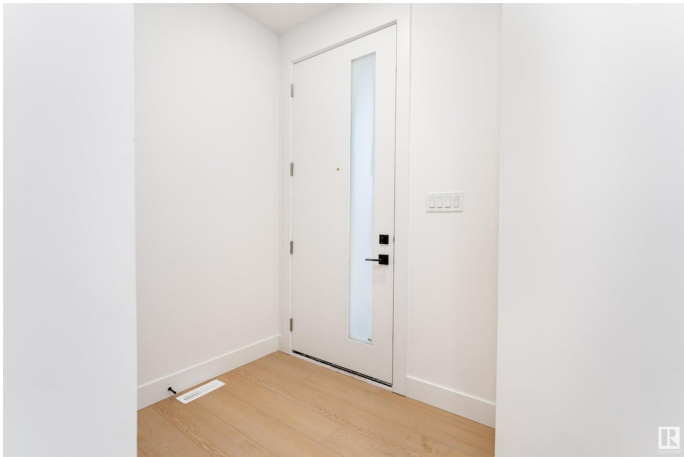
Starling, Edmonton, AB

PRE CONSTRUCTION\*\*Welcome to 3105 Magpie Way – a 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. With construction underway, buyers still have time to select their finishes and custom build a space that reflects their personal style. A perfect opportunity to own a modern home in a thriving neighborhood.      \*Photos are for representation only of a completed home\*

Built in 2025

## Essential Information

MLS® #	E4445009
Price	\$510,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,663
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	June 26th, 2025
Days on Market	76
Zoning	Zone 59

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 September 10th, 2025 at 3:02pm MDT