

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

MLS® #E4464166

**\$500,000**

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

Starling, Edmonton, AB

Welcome to 3105 Magpie Way – “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\*      \*Photos are for representation only of a completed home\*

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4464166      |
| Price          | \$500,000     |
| 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                October 30th, 2025  
Days on Market          7  
Zoning                      Zone 59

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