# \$579,000 - 3204 Magpie Link, Edmonton

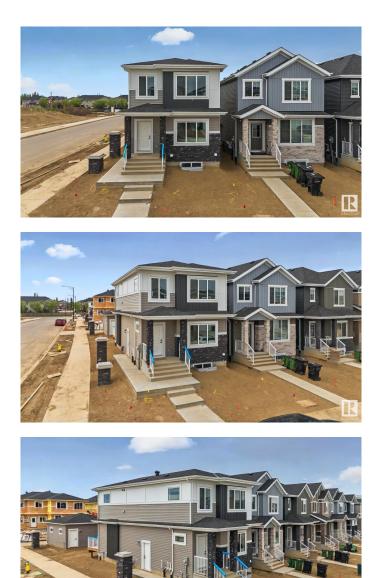
MLS® #E4447013

#### \$579,000

5 Bedroom, 3.50 Bathroom, 1,693 sqft Single Family on 0.00 Acres

Starling, Edmonton, AB

This beautifully designed 1,650+ sq. ft. BACK-LANED home by SINGH BUILDERS offers comfort and functionality. The main floor features an inviting living area with a cozy fireplace, a bright dining space, a sleek kitchen, a mudroom, and a half bathroom. Upstairs, you'll find a cozy bonus room, a primary bedroom with a walk-in closet and ensuite, two additional bedrooms, a full bathroom, and a laundry room for added convenience. The fully finished LEGAL BASEMENT SUITE adds incredible value, featuring its own kitchen, living area, two bedrooms, and a full bathroomâ€"ideal for rental income or extended family living. The entire home boasts luxury vinyl flooring for a modern and low-maintenance finish. This home also comes appliances, a garage, and a spacious deck, providing added convenience and outdoor enjoyment. Situated on a desirable corner lot in the growing STARLING community, this home is near a future school and park, offering convenience and long-term investment potential.



Built in 2024

#### **Essential Information**

MLS® #	E4447013
Price	\$579,000

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,693
Acres	0.00
Year Built	2024
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	3204 Magpie Link
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V5

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan,	
	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two	
Heating	Forced Air-1, Natural Gas	
Fireplace	Yes	
Fireplaces	Insert	
Stories	3	
Has Suite	Yes	
Has Basement	Yes	
Basement	Full, Finished	
Exterior		

Exterior

Exterior Wood, Vinyl

Exterior Features	Back Lane, Corner Lot, Golf Nearby, Paved Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025

- Days on Market 9
- Zoning Zone 59

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Listing information last updated on July 19th, 2025 at 8:32am MDT