

# **\$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 bathroom—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
Type	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	Wood, Vinyl
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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	3
Zoning	Zone 59

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