

\$489,900 - 3607 Hummingbird Way, Edmonton

MLS® #E4458601

\$489,900

3 Bedroom, 3.50 Bathroom, 1,506 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Luxurious & Meticulous 3 Bedroom 2 Storey Half Duplex in Starling. Like New “Move Right In & Enjoy this Open Concept Contemporary Design with 9' Ceilings & Modern/Stylish Neutral Tone Finishes Throughout. *Spacious Primary Suite with 3pc Ensuite & Walk in Closet, Bonus Room/Office Upstairs - as well as 2 Generous Bedrooms. 2024 Furnace, Heat Pump & Central Air Conditioning. *Newer High Grade Wide Vinyl Plank Flooring, Gas Fireplace & Quartz Countertops/High End Bosch Appliances - in the Refined Island Kitchen. *Professionally Fully Finished Basement w/Family Room, Ample Storage & In-Floor Heating in 4pc Bathroom. Exceptionally Well Maintained Overall with Low Maintenance Landscaping & a Generous Two-Tiered Composite Deck with 6-person Hot Tub. All Nestled on Picturesque South-facing Lot, Backing onto Greenspace/Walking Trail. Double Attached Garage. Enjoy.

Built in 2015

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4458601 |
| Price | \$489,900 |
| Bedrooms | 3 |
| Bathrooms | 3.50 |



| | |
|----------------|---------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,506 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 3607 Hummingbird Way |
| Area | Edmonton |
| Subdivision | Starling |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5S 0K9 |

Amenities

| | |
|-----------|--|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Hot Tub, No Smoking Home |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed September 19th, 2025
Days on Market 2
Zoning Zone 59

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