



## 3176 Magpie Way Edmonton AB

\$640,000

Backing on GREEN space. This beautiful 2,073 sqft home combines an elegant open design with practical living spaces. On the main floor, a welcoming foyer opens into a spacious den/bedroom. The primary kitchen with SPICE KITCHEN, located at the heart of the home, offers ample counter space a seamless flow into the dining & living areas. The main floor also includes a convenient full bathroom, providing easy access for guests and day-to-day use. The open-to-below layout adds a sense of grandeur, with tall ceilings allowing for plenty of natural light. Upstairs, three spacious bedrooms offer comfort and privacy. The primary suite includes a generous closet and plenty of room for additional furnishings. Two additional bedrooms are ideal for family or guests. At the center of the upper level, a versatile bonus room provides a perfect spot for a media room, play area, or secondary lounge space, adding flexibility to the floor plan. Home is ready End of Jan. Pictures from another home to showcase finishing's.

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

muttirealestate@gmail.com  
<http://www.muttirealestate.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)