



## Edmonton Alberta

\$489,900

Welcome to 3117 Magpie Way -- a modern half duplex in the vibrant community of Starling. This 3-bedroom, 2.5-bath home is designed to impress with its contemporary finishes and warm, inviting layout. The showpiece of the main living area is the stunning fireplace, tiled from floor to ceiling, creating a dramatic focal point for gatherings and cozy nights in. With sleek design elements throughout and a private side entrance offering future suite potential, this home combines style, comfort, and flexibility in a growing, family-friendly neighborhood. (id:6769)

Living room 3.89 m X 5.77 m

Dining room 3.07 m X 5.54 m

Kitchen 3.89 m X 3.42 m

Office 2.78 m X 2.46 m

Primary Bedroom 3.6 m X 4.69 m

Bedroom 2 3.07 m X 3.57 m

Bedroom 3 3.09 m X 5.06 m

Listing Presented By:



Originally Listed by:  
Exp Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net