



## 3609 Hummingbird Way Edmonton AB

\$399,900

INCREDIBLE VALUE & MODERN COMFORT in the heart of Starling in this stunning 2-Storey Half Duplex that backs onto a future walking trail. 3 Bdrms, 2.5 Baths, a spacious OPEN-CONCEPT layout complimented by beautiful lighting, bright windows, and designer touches throughout. The Kitchen features GRANITE countertops, plenty of storage in the glossy two-tone cabinetry, SS appliances, plus an eat-up island. Open to the Dining and Livingroom w/ cozy gas fireplace - perfect for family time. 3 Bdrms upstairs, incl a Primary Suite w/ ensuite and walk-in closet, a 4-pc Bath and convenient flex space. The Basement is unfinished and awaiting your touch. Outside, you'll love to entertain on your 2 Tier private deck with a gas bbq hook up and beautifully landscaped SUNNY SOUTH facing fenced yard that backs onto a future trail. Many upgrades, inc A/C. Come and enjoy everything this vibrant community has to offer - quick access to the Henday and only minutes to the Big Lake Natural Area and Lois Hole Prov Park.

Listing Presented By:



Originally Listed by:  
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