



## 3170 Magpie way Edmonton AB

\$624,800

Fully custom Detached Single family house over 2100 sq ft features 4 BEDROOMS & 3 FULL BATHROOMS. FULLY LOADED WITH PLATINUM FINISHES SITTING ON A REGULAR LOT with no neighbors at the back, built by the custom builder Happy Planet Homes located in the vibrant community of STARLING . Upon entrance you will find a MAIN FLOOR BEDROOM, FULL BATH ON THE MAIN FLOOR , Huge OPEN TO BELOW living room, CUSTOM FIREPLACE FEATURE WALL and a DINING NOOK. Custom-designed Kitchen for Built -in Microwave and OVEN. Upstairs you'll find a HUGE BONUS ROOM across living room opens up the entire area. The MASTER BEDROOM showcases a lavish ensuite comprising a stand-up shower with niche, soaker tub and a huge walk-in closet. Other 2 secondary bedrooms with a common bathroom and laundry room finishes the Upper Floor. **\*\*PLEASE NOTE\*\*** Pictures from different layout, similar spec. **\*\*ASSIGNMENT SALE AVAILABLE\***

Listing Presented By:



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