

## **\$419,900 - 3655 Hummingbird Way, Edmonton**

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MLS® #E4443845

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,480 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome Home to this 3 bed / 2.5 bath home in Starling! Enjoy the OPEN CONCEPT main floor with island kitchen, expansive living & dining area, impressive crystal glass fireplace & more! The chef's dream kitchen features S/S appliances, QUARTZ counter tops, large island with breakfast bar & a spacious WALK THROUGH PANTRY. The dining area can easily accommodate the largest of family gatherings! Sliding doors lead to the fully landscaped WEST backing yard - great for the kids to run & play or to just relax on the deck with friends. 2nd level offers 3 spacious bedrooms, 2 full bathrooms & a convenient LAUNDRY ROOM. The primary can fit KING SIZE furniture, includes an ensuite & has a large W/I closet with a window. The unfinished basement is awaiting your touch, to finish to your own taste. The over-sized garage provides lots of extra storage room. Come & enjoy everything this vibrant community has to offer - quick access to the Henday & only minutes to the Big Lake Natural Area & Lois Hole Prov Park.



Built in 2016

### **Essential Information**

MLS® # E4443845

Price \$419,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3655 Hummingbird Way
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0K7

### Amenities

Amenities	Closet Organizers, Deck, Exterior Walls- 2"x6", Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	2
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	David Thomas King School
Middle	David Thomas King School
High	Jasper Place School

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	10
Zoning	Zone 59

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