# \$440,000 - 3657 Hummingbird Way, Edmonton

MLS® #E4442624

#### \$440,000

1 Bedroom, 0.50 Bathroom, 1,658 sqft Single Family on 0.00 Acres

Starling, Edmonton, AB

Immaculate 1,650 sq.ft. home in vibrant Starling, near St. Albert. Open-concept main floor features a bright living area, dining space, kitchen, den, and 2-pc bath. Upper level includes primary suite with ensuite, 2 bedrooms, and laundry. The Double attached garage provides. lots of space for vehicles and storage. The landscaped yard gives great curb appeal and back yard has a deck, and plenty of space for entertaining. Starling, an eco-conscious community, borders Big Lake with wetlands, wildlife, and trails. Steps from future K-9 school, park, and Lois Hole Park. Minutes to St. Albertâ€<sup>TM</sup>s Farmersâ€<sup>TM</sup> Market, shops, and Edmontonâ€<sup>TM</sup>s core.







Built in 2016

#### **Essential Information**

MLS® #	E4442624
Price	\$440,000
Bedrooms	1
Bathrooms	0.50
Half Baths	1
Square Footage	1,658
Acres	0.00
Year Built	2016
Туре	Single Family
Sub-Type	Half Duplex

Style	2 Storey
Status	Active

## **Community Information**

Address	3657 Hummingbird Way
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0K7

## Amenities

Amenities	Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking
	Home
Parking	Double Garage Attached

#### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan		Refrigerator,	Stove-Electric,	Washer,
Heating	Forced Air-1, Natural	Gas			
Stories	2				
Has Basement	Yes				
Basement	Full, Unfinished				

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Park/Reserve
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	June 16th, 2025
Days on Market	4
Zoning	Zone 59

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