# \$849,900 - 3702 Hummingbird Way, Edmonton

MLS® #E4441979

## \$849.900

4 Bedroom, 3.50 Bathroom, 2,450 sqft Single Family on 0.00 Acres

Starling, Edmonton, AB

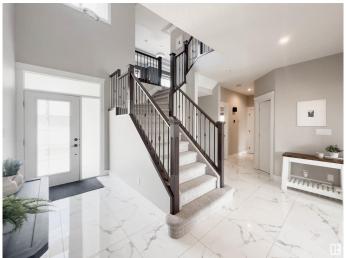
Luxury Living with Privacy & Stunning Pond Views. Welcome to this beautifully 2-story walkout home, where luxury meets tranquility. This property offers uninterrupted views of a serene pond and lush landscapeâ€"your own private oasis. Step inside and be captivated by the expansive windows that frame the picturesque scenery. The open-concept living area features a chef-inspired kitchen with a large island, perfect for entertaining while soaking in the views. Downstairs, the fully finished walkout basement is an entertainer's dreamâ€"complete with a wet bar, heated floors, bedroom, and a bathroom. Relax in the screened-in lower deck, where you can enjoy the outdoors in comfort and style. Upstairs the primary suite boasts a spa-like ensuite with luxurious finishes. 2 additional bedrooms, a stylish full bath, a laundry room, and a bonus room provide space for family or guests. Whether you're hosting or unwinding, this home offers the perfect balance of elegance, comfort, and natureâ€"without compromising privacy.

Built in 2017

### **Essential Information**

MLS® # E4441979 Price \$849,900







Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,450

Acres 0.00

Year Built 2017

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3702 Hummingbird Way

Area Edmonton Subdivision Starling

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0L1

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Patio, Walkout

Basement, Wet Bar, See Remarks, Natural Gas BBQ Hookup

Parking Spaces 4

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave,

Stove-Countertop Gas, Washer, Refrigerators-Two, TV Wall Mount

Heating Forced Air-1, In Floor Heat System, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby,

Stream/Pond, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 10th, 2025

Days on Market 5

Zoning Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 8:17pm MDT