

## \$849,900 - 3711 Hummingbird Way, Edmonton

MLS® #E4446266

**\$849,900**

8 Bedroom, 5.50 Bathroom, 3,039 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

**\*\*STARLING COMMUNITY\*\* SPICE KITCHEN\*\*FINISHED BASEMENT WITH 3 BEDROOMS, KITCHEN\*\*OVER 3000SQFT\*\***The main floor welcomes you with a spacious, open-concept layout. A large living area, elegant kitchen, dedicated dining space, and cozy family room are complemented by a versatile bedroom and practical touches like a mudroom, servery, and walk-in pantry. Upstairs, youâ€™™ll find a luxurious primary suite with its own private ensuite and two walk-in closets. Additional bedrooms are generously sized, with convenient bathrooms and a family lounge that adds flexibility for relaxation or study. A dedicated laundry room completes this level with ease and functionality. The fully developed basement offers added value, featuring more bedrooms, a modern kitchen, rec room, and bathroomâ€™™perfect for extended family, guests, or potential rental opportunities. A true gem for families seeking a spacious and well-appointed residence in a vibrant and convenient location.

Built in 2020

### Essential Information

MLS® # E4446266

Price \$849,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 8                      |
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,039                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3711 Hummingbird Way |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 0M9              |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached, Over Sized         |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Garage Control, Oven-Microwave, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Fireplace         | Yes                                                                                                                  |
| Fireplaces        | None                                                                                                                 |
| Stories           | 3                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Finished                                                                                                       |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                              |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Recreation Use, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stone, Vinyl       |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 59        |

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Listing information last updated on August 4th, 2025 at 7:48pm MDT