

## \$489,900 - 3607 Hummingbird Way, Edmonton

MLS® #E4458601

**\$489,900**

3 Bedroom, 3.50 Bathroom, 1,506 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Luxurious & Meticulous 3 Bedroom 2 Storey Half Duplex in Starling. Like New “Move Right In & Enjoy this Open Concept Contemporary Design with 9' Ceilings & Modern/Stylish Neutral Tone Finishes Throughout. \*Spacious Primary Suite with 3pc Ensuite & Walk in Closet, Bonus Room/Office Upstairs - as well as 2 Generous Bedrooms. 2024 Furnace, Heat Pump & Central Air Conditioning. \*Newer High Grade Wide Vinyl Plank Flooring, Gas Fireplace & Quartz Countertops/High End Bosch Appliances - in the Refined Island Kitchen. \*Professionally Fully Finished Basement w/Family Room, Ample Storage & In-Floor Heating in 4pc Bathroom. Exceptionally Well Maintained Overall with Low Maintenance Landscaping & a Generous Two-Tiered Composite Deck with 6-person Hot Tub. All Nestled on Picturesque South-facing Lot, Backing onto Greenspace/Walking Trail. Double Attached Garage. Enjoy.

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4458601  |
| Price     | \$489,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,506         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3607 Hummingbird Way |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 0K9              |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Hot Tub, No Smoking Home |
| Parking   | Double Garage Attached                                             |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                        |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                         |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Stone, Vinyl                                         |
| Foundation        | Concrete Perimeter                                         |

**Additional Information**

Date Listed               September 19th, 2025  
Days on Market       18  
Zoning                    Zone 59

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