

## \$630,000 - 3662 Hummingbird Way, Edmonton

MLS® #E4457733

**\$630,000**

3 Bedroom, 2.50 Bathroom, 2,455 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to Starling. This Spectacular 2 storey home with WALKOUT BASEMENT comes with a spacious front Double Door entrance. Main floor features a spacious DEN/OFFICE with window, 2 piece bathroom, mudroom attached to extended double car Garage connected with a WALK-IN PANTRY. Tile floors, Open concept kitchen with plenty of cabinets, BUILT IN OVEN/MICROWAVE, Large Island and Stainless steel Appliances. Spacious Dining Area with great size windows. OPEN TO BELOW Living area with built in shelves and a gas fire place. Upstairs you will find a great size BONUS ROOM with a beautiful FEATURE WALL. Primary Bed Room equipped with SPA LIKE ensuite including a bathing tub, standing glass shower & 2 sinks along with a huge walkin closet. Upstairs include 2 additional bedrooms, Laundry room with sink and 4 piece bathroom. This is a seldom find beautiful house waiting to be yours.

Built in 2016

### Essential Information

MLS® #	E4457733
Price	\$630,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,455
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3662 Hummingbird Way
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0L1

### Amenities

Amenities	Closet Organizers, Deck, Walkout Basement, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 13th, 2025
Days on Market	1
Zoning	Zone 59

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