

# \$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. Albert’s Farmers’ Market, shops, and Edmonton’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          |
| Type           | 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, Dryer, Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two |
| 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 | 1               |
| Zoning         | Zone 59         |

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