

# \$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 2

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 September 21st, 2025 at 11:17am MDT