

Courtesy Of Stephanie Cherewyk Of Sarasota Realty

## \$849,900 - 3702 Hummingbird Way, Edmonton

MLS® #E4441979

**\$849,900**

4 Bedroom, 3.50 Bathroom, 2,450 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

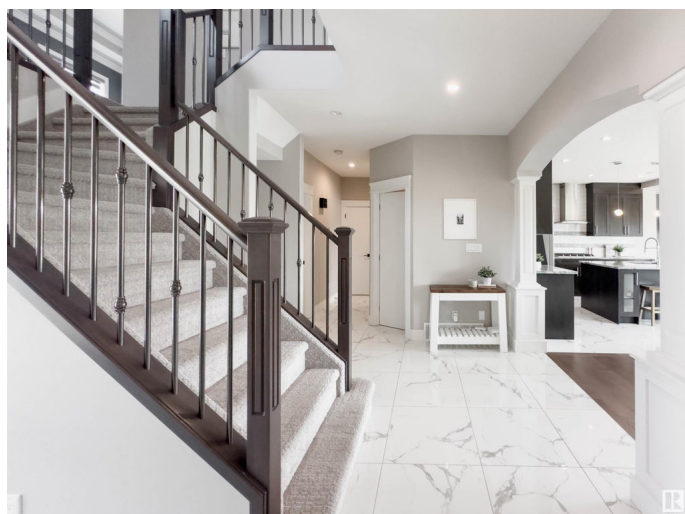
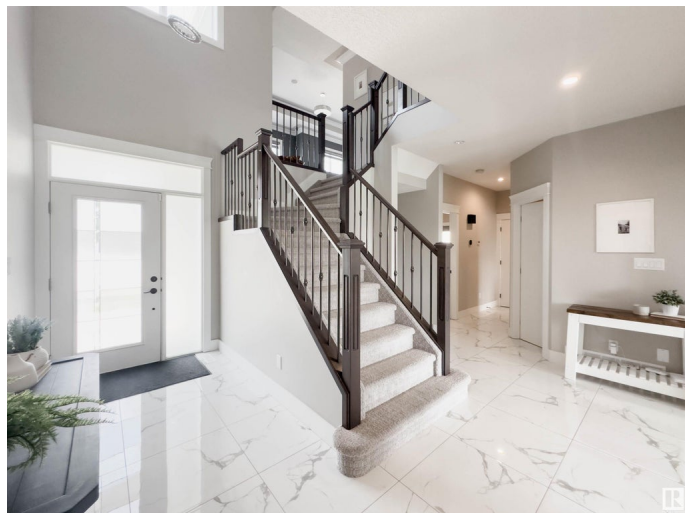
Luxury Living with Privacy & Stunning Pond Views. Welcome to this beautifully 2-story walkout home, where luxury meets tranquility. This property offers uninterrupted views of a serene pond and lush landscape—your own private oasis. Step inside and be captivated by the expansive windows that frame the picturesque scenery. The open-concept living area features a chef-inspired kitchen with a large island, perfect for entertaining while soaking in the views. Downstairs, the fully finished walkout basement is an entertainer’s dream—complete with a wet bar, heated floors, bedroom, and a bathroom. Relax in the screened-in lower deck, where you can enjoy the outdoors in comfort and style. Upstairs the primary suite boasts a spa-like ensuite with luxurious finishes. 2 additional bedrooms, a stylish full bath, a laundry room, and a bonus room provide space for family or guests. Whether you're hosting or unwinding, this home offers the perfect balance of elegance, comfort, and nature—without compromising privacy.

Built in 2017

### Essential Information

MLS® # E4441979

Price \$849,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,450                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3702 Hummingbird Way |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 0L1              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Patio, Walkout Basement, Wet Bar, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Refrigerators-Two, TV Wall Mount |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 59         |

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Listing information last updated on June 17th, 2025 at 1:32am MDT