

## \$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

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 June 17th, 2025 at 2:32pm MDT