

# \$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	3
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 19th, 2025 at 1:32pm MDT