

## \$730,000 - 3331 Chickadee Drive, Edmonton

MLS® #E4463290

**\$730,000**

3 Bedroom, 2.50 Bathroom, 2,286 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

NOT A ZERO LOT) Ready to move in with quick possession available! This 2,286.18 sq. ft. WALK-OUT home backs onto a peaceful dry pond and offers exceptional space and design. The main floor features a spacious den, Powder Room, and a chef-inspired kitchen with a pantry, opening to the dining area and a living room with a beautiful stone fireplace. Upstairs, the primary suite includes a private balcony, a luxurious ensuite, and a walk-in closet. Two additional bedrooms, a large family room/BONUS ROOM, Laundry room, and a convenient full bathroom complete the upper level. The full WALK-OUT basement (undeveloped) includes a separate side entrance, offering excellent potential for a future suite. A front-attached double garage and quality finishes throughout make this home a must-see!

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463290  |
| Price          | \$730,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,286     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3331 Chickadee Drive |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5V 1R5              |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Deck, Hot Water Tankless, Walkout Basement, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                            |
| Parking        | Double Garage Attached                                                                                                       |
| Is Waterfront  | Yes                                                                                                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Heatilator/Fan            |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                        |
| Exterior Features | Creek, No Back Lane, Playground Nearby, Ravine View, Schools, Stream/Pond |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Stone, Vinyl                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 23rd, 2025  
Days on Market                3  
Zoning                              Zone 59  
HOA Fees                         100  
HOA Fees Freq.                Annually

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