# \$769,000 - 3307 Chickadee Drive, Edmonton

MLS® #E4439806

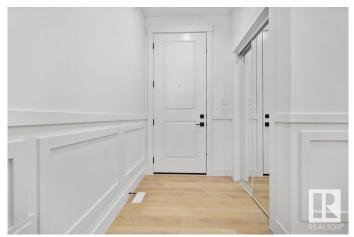
#### \$769,000

4 Bedroom, 3.00 Bathroom, 2,411 sqft Single Family on 0.00 Acres

Starling, Edmonton, AB

WALKOUT. POND VIEWS. PLATINUM FINISHES. Welcome to this stunning 2400+ sqft. Custom-built walkout by renowned Singh Builders, located in Starling South. Perfectly positioned on a regular lot with pond views, this home blends modern elegance with functional family living. The main floor features a full bedroom and 3-piece bathroom, ideal for guests or multigenerational families. The open-concept layout offers a bright living room with soaring open-to-below ceilings, a sleek custom feature wall with fireplace, and a cozy dining nook that overlooks nature. The thoughtfully designed kitchen with a spice kitchen offers both style and function, with extended cabinetry and modern finishes. On top floor, The primary suite stands out with a beautifully lit feature wall, expansive glass windows, and a sun-filled 5-piece ensuite. A Bonus room, Walk in Laundry with a Sink and Two additional bedrooms offer generous spaceâ€"one with private access to a 3-piece ensuite, and the other steps away from a shared bath.







Built in 2024

#### **Essential Information**

| MLS® # | E4439806  |
|--------|-----------|
| Price  | \$769,000 |

| Bedrooms       | 4                      |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,411                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 3307 Chickadee Drive |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 0V5              |

## Amenities

| Amenities | Ceiling 9 ft., Deck, Walkout Basement |
|-----------|---------------------------------------|
| Parking   | Double Garage Attached                |

## Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Garage Control, Garage Opener, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                               |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

| Exterior          | Wood, Vinyl              |
|-------------------|--------------------------|
| Exterior Features | Golf Nearby, See Remarks |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |

## **Additional Information**

Date ListedJune 1st, 2025Days on Market30ZoningZone 59

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Listing information last updated on July 1st, 2025 at 4:02am MDT