

## \$739,500 - 3309 Chickadee Drive, Edmonton

MLS® #E4461393

**\$739,500**

4 Bedroom, 3.00 Bathroom, 2,357 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

PROMOTIONAL PRICE FOR LIMITED TIME. WALKOUT! GREENSPACE VIEWS! LUXURY FINISHES! Welcome to this stunning 2350+ sqft custom-built walkout home, located in Starling South—backing onto a dry pond and steps from the future school. The open-concept layout showcases a bright living room with soaring open-to-below ceilings and large windows that fill the space with natural light, a custom feature wall with fireplace, and a dining nook overlooking scenic views. The designer kitchen includes an extended layout that can double as a bar area, along with a spice kitchen—ideal for both entertaining and everyday use. The main floor features a FULL BEDROOM and 3-piece bathroom, perfect for guests or multigenerational families. Step outside to the WALKOUT full-width deck, perfect for enjoying the privacy. Upstairs, the primary suite impresses with a feature wall, large windows, and a 5-piece ensuite. A BONUS room, laundry with sink, and two additional bedrooms and bathroom hared bath—complete this beautiful home.

Built in 2024

### Essential Information

MLS® # E4461393

Price \$739,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,357                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3309 Chickadee Drive |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 0V5              |

### Amenities

|           |                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Electric, Walkout Basement, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                    |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | 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 | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks, Partially |

|              |                    |
|--------------|--------------------|
|              | Fenced             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 34                |
| Zoning         | Zone 59           |

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Listing information last updated on November 11th, 2025 at 1:17pm MST