

## \$749,300 - 3335 Chickadee Drive, Edmonton

MLS® #E4450593

**\$749,300**

5 Bedroom, 3.00 Bathroom, 2,366 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

REGULAR LOT AND PARTIAL WALK\_OUT! BACKING ON TO POND AND A WALKING TRAIL! Step into this brand new 2350+ sqft home in Starling South, offering 5 bedrooms & 3 full bathrooms with elegant upgrades throughout. The foyer features a stylish mirror wall, setting a modern tone as you enter. The chef's kitchen is fully upgraded with premium appliances, quartz counters, and a separate spice kitchen, flowing into a bright dining area. The open-to-above living room impresses with soaring ceilings, large windows, and a feature wall with a fireplace, overlooking scenic views. A main floor is complete with a bedroom, full bathroom, and a mudroom off the garage adds everyday convenience. Upstairs includes 4 bedrooms, a bonus room with a feature wall, and a luxurious primary suite with fireplace, dual feature walls, and a spa-like ensuite with a freestanding tub and tiled shower. Complete with a side entrance to the basement and a deck, this home is a rare find in an incredible location.

Built in 2025

### Essential Information

MLS® # E4450593

Price \$749,300

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,366                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3335 Chickadee Drive |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 0V6              |

### **Amenities**

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

### **Interior**

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | ensuite bathroom                       |
| Appliances        | See Remarks, Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas, See Remarks |
| 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              |
| Foundation        | Concrete Perimeter       |

**Additional Information**

Date Listed                July 31st, 2025  
Days on Market        18  
Zoning                    Zone 59

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