

# \$749,800 - 3326 Chickadee Dr, Edmonton

MLS® #E4452578

**\$749,800**

5 Bedroom, 4.00 Bathroom, 2,383 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

Builder Promotional Offer " Limited Time Availability! Welcome to the " FLORENCE II " Detached Single family house 2382 sq ft features 3 MASTER BEDROOMS & TOTAL 5 BEDROOMS 4 FULL BATHROOMS. FULLY LOADED WITH PLATINUM FINISHES SITTING ON A 28 POCKET REGULAR LOT built by the custom builder Happy Planet Homes. Upon entrance you will find a MAIN FLOOR BEDROOM, FULL BATH ON THE MAIN FLOOR Huge OPEN TO BELOW living room, CUSTOM FIREPLACE FEATURE WALL and a DINING NOOK.

Custom-designed Kitchen for Built -in Microwave and Oven and a SPICE KITCHEN. Upstairs you'll find a HUGE BONUS ROOM across living room opens up the entire area. The MASTER BEDROOM showcases a lavish ensuite comprising a stand-up shower with niche, soaker tub and a huge walk-in closet. 2nd master bedroom with 3-piece ensuite and third master bedroom with an attached bath can be used as a common bath along 4th bedroom and laundry room finishes the Upper Floor. \*\*PLEASE NOTE\*\* Pictures from different layout, similar spec.



Built in 2025

## Essential Information

MLS® # E4452578

Price	\$749,800
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,383
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3326 Chickadee Dr
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V6

### **Amenities**

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            August 12th, 2025

Days on Market      66

Zoning                 Zone 59

HOA Fees Freq.      Annually

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Listing information last updated on October 17th, 2025 at 1:17pm MDT