

## \$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        2  
Zoning                    Zone 59

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