

## \$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

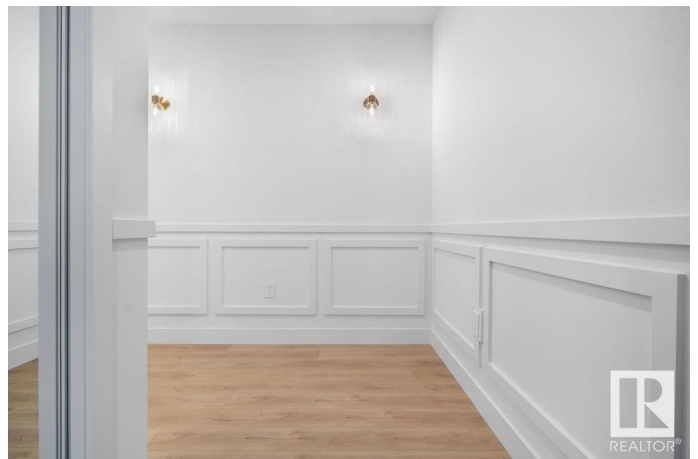
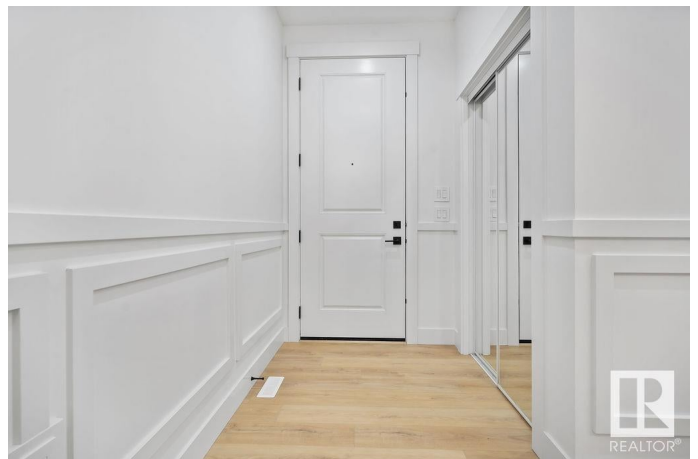
**WALKOUT. POND VIEWS. PLATINUM FINISHES.** Welcome to this stunning 2400+ sqft. Custom-built walkout by renowned Singh Builders, located in Starling South. Perfectly positioned on a regular lot with pond views, this home blends modern elegance with functional family living. The main floor features a 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 space—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                   |
| Type           | 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              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 1st, 2025

Days on Market                17

Zoning                            Zone 59

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Listing information last updated on June 18th, 2025 at 1:17pm MDT