

## \$849,800 - 3313 Chickadee Dr, Edmonton

MLS® #E4417540

**\$849,800**

5 Bedroom, 4.00 Bathroom, 2,699 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to the " OHIO " Detached Single family " WALKOUT BACKING ONTO THE POND" house over 2700 sq ft features 5 BEDROOMS & 4 FULL BATHROOMS. FULLY LOADED WITH PLATINUM FINISHES SITTING ON A REGULAR LOT built by the custom builder Happy Planet Homes located in the vibrant community of STARLING . 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 extended Kitchen for Built -in Microwave and Oven and a SPICE KITCHEN with GAS RANGE. 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. Other 3 secondary bedrooms with 2 full bathrooms and laundry room finishes the Upper Floor. PLAN CAN BE CUSTOMED TO BUYER'S NEEDS \*\*PLEASE NOTE\*\* Pictures from different layout, similar spec. \*\*ASSIGNMENT SALE AVAILABLE\*\*



Built in 2024

### Essential Information

MLS® #

E4417540

Price	\$849,800
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,699
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3313 Chickadee Dr
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5V 1T7

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Walkout Basement, 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	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      January 10th, 2025  
Days on Market                111  
Zoning                              Zone 59  
HOA Fees Freq.                Annually

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