

# \$739,500 - 3309 Chickadee Drive, Edmonton

MLS® #E4461393

**\$739,500**

4 Bedroom, 3.00 Bathroom, 2,357 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

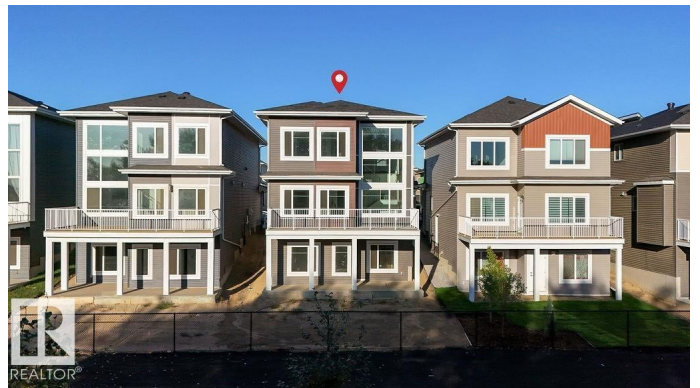
PROMOTIONAL PRICE FOR LIMITED TIME. WALKOUT! GREENSPACE VIEWS! LUXURY FINISHES! Welcome to this stunning 2350+ sqft custom-built walkout home, located in Starling South—backing onto a dry pond and steps from the future school. The open-concept layout showcases a bright living room with soaring open-to-below ceilings and large windows that fill the space with natural light, a custom feature wall with fireplace, and a dining nook overlooking scenic views. The designer kitchen includes an extended layout that can double as a bar area, along with a spice kitchen—ideal for both entertaining and everyday use. The main floor features a FULL BEDROOM and 3-piece bathroom, perfect for guests or multigenerational families. Step outside to the WALKOUT full-width deck, perfect for enjoying the privacy. Upstairs, the primary suite impresses with a feature wall, large windows, and a 5-piece ensuite. A BONUS room, laundry with sink, and two additional bedrooms and bathroom hared bath—complete this beautiful home.

Built in 2024

## Essential Information

MLS® # E4461393

Price \$739,500



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,357
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3309 Chickadee Drive
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V5

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Electric, Walkout Basement, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	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	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks, Partially

	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 8th, 2025
Days on Market	5
Zoning	Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 13th, 2025 at 4:47pm MDT