# \$769,000 - 3307 Chickadee Drive, Edmonton

MLS® #E4439806

#### \$769,000

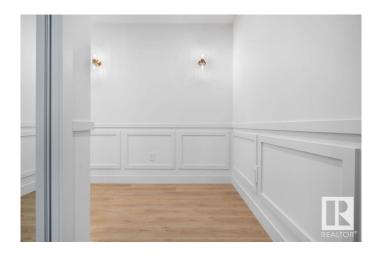
4 Bedroom, 3.00 Bathroom, 2,411 sqft Single Family on 0.00 Acres

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 spaceâ€"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 16

Zoning Zone 59

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Listing information last updated on June 17th, 2025 at 7:02am MDT