

# \$785,000 - 3331 Chickadee Drive, Edmonton

MLS® #E4451509

## \$785,000

1 Bedroom, 2.50 Bathroom, 2,296 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

Ready to move in with quick possession available! This 2,296 sq. ft. home backs onto a peaceful dry pond and offers exceptional space and design. The main floor features a spacious den, a Half bathroom, and a chef-inspired kitchen with a pantry, opening to the dining area and a living room with a beautiful stone fireplace. Upstairs, the primary suite includes a private balcony, a luxurious ensuite, and a walk-in closet. Two additional bedrooms, a large family room, and a convenient full bathroom complete the upper level. The full basement (undeveloped) includes a separate side entrance, offering excellent potential for a future suite. A front-attached double garage and quality finishes throughout make this home a must-see!

Built in 2025

### Essential Information

MLS® #	E4451509
Price	\$785,000
Bedrooms	1
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,296
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	3331 Chickadee Drive
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5V 1R5

### Amenities

Amenities	On Street Parking, Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Walkout Basement, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Creek, No Back Lane, Playground Nearby, Ravine View, Schools, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 6th, 2025  
Days on Market       2  
Zoning                 Zone 59

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