

## \$748,800 - 3317 Chickadee Drive, Edmonton

MLS® #E4449340

**\$748,800**

4 Bedroom, 3.00 Bathroom, 2,296 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to Starling! This stunning walkout home offers the perfect blend of luxury, comfort, and flexibility—plus the opportunity to select your interior finishes. The main floor features a dramatic open-to-above great room, a spacious bedroom, and a full bathroom—ideal for guests or extended family. The chef-inspired kitchen is a showstopper with quartz countertops, ceiling-height cabinets, and a walkthrough pantry for added convenience. Upstairs, the elegant primary suite includes a large walk-in closet that connects directly to the laundry room. A generous bonus room with a tray ceiling adds style and function. Additional highlights include triple-pane windows, a tankless gas hot water system, 9'™ ceilings on both the main floor and basement, and a garage floor drain. Ideally located minutes from major shopping, steps from a future school site, and offering easy access to both the Henday and Yellowhead. Photos are of similar homes.

Built in 2025

### Essential Information

MLS® # E4449340

Price \$748,800

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,296                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3317 Chickadee Drive |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 0V6              |

### Amenities

|               |                                                                                                                                                                                            |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Walkout Basement, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached                                                                                                                                                                     |
| Is Waterfront | Yes                                                                                                                                                                                        |

### Interior

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

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Schools, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 58              |
| Zoning         | Zone 59         |

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Listing information last updated on September 18th, 2025 at 6:47am MDT