

\$709,999 - 3317 Chickadee Drive, Edmonton

MLS® #E4463787

\$709,999

4 Bedroom, 3.00 Bathroom, 2,296 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

This stunning brand-new walkout home offers nearly 2,300 sf of modern living space with 4 bedrooms and 3 full bathrooms. The main floor consists of an open-to-above great room, filling the space with natural light. A spacious main floor bedroom and full bath, perfect for guests or a home office. The chef-inspired kitchen showcases quartz countertops, ceiling-height cabinetry, and a walkthrough pantry, combining style and functionality for effortless entertaining. Upstairs, retreat to the luxurious primary suite, featuring a large walk-in closet with direct access to the laundry room for everyday convenience. The bonus room with a tray ceiling adds a touch of elegance and extra space for family time or relaxation. Thoughtful details continue throughout—modern finishes, triple-pane windows, a tankless gas hot water system, 9'™ ceilings on both levels, and a garage floor drain all add to the home's value and comfort. Ideally located just minutes from major shopping, steps from a future school, don't miss out!

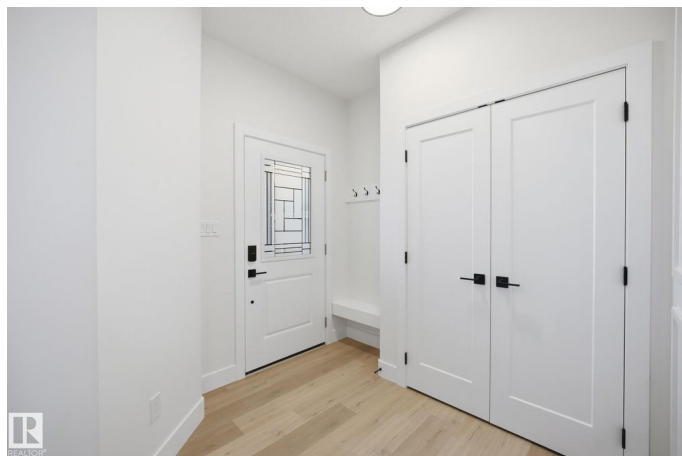
Built in 2025

Essential Information

MLS® # E4463787

Price \$709,999

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	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
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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	October 28th, 2025
Days on Market	4
Zoning	Zone 59

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Listing information last updated on November 1st, 2025 at 10:17am MDT