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

MLS® #E4439806

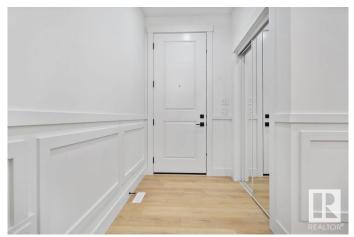
#### \$769,000

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
Туре	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

## **Additional Information**

Date ListedJune 1st, 2025Days on Market15ZoningZone 59

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Listing information last updated on June 15th, 2025 at 10:47pm MDT