

## \$712,000 - 3331 Chickadee Drive, Edmonton

MLS® #E4463290

**\$712,000**

3 Bedroom, 2.50 Bathroom, 2,286 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

NOT A ZERO LOT) Ready to move in with quick possession available! This 2,286.18 sq. ft. WALK-OUT home backs onto a peaceful dry pond and offers exceptional space and design. The main floor features a spacious den, Powder Room, 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/BONUS ROOM, Laundry room, and a convenient full bathroom complete the upper level. The full WALK-OUT 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® #         | E4463290  |
| Price          | \$712,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,286     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| 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, Carbon Monoxide Detectors, Deck, Hot Water Tankless, 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-2, 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                      October 23rd, 2025  
Days on Market                13  
Zoning                              Zone 59  
HOA Fees                         100  
HOA Fees Freq.                Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on November 5th, 2025 at 11:32am MST