# \$770,000 - 3325 Chickadee Drive, Edmonton

MLS® #E4462051

### \$770,000

4 Bedroom, 3.00 Bathroom, 1,376 sqft Single Family on 0.00 Acres

Starling, Edmonton, AB

READY IN 1.5 MONTHS - This beautiful walkout bungalow backing onto a serene dry pond offers a thoughtfully designed layout with both comfort and functionality. The main floor features a spacious primary bedroom with a walk-in closet and ensuite, along with a second bedroom, a full bath, and a stylish kitchen with pantry that opens to the great room. Entering from the garage, you're welcomed into a functional mudroom with a convenient laundry area located just across the hall, adding everyday practicality to the design. PHOTOS ARE FROM A SIMILAR MODEL The finished walkout basement expands the living space with two additional bedrooms (one with a walk-in closet), a full bathroom, and a wet bar, perfect for entertaining. With its smart design and picturesque setting, this home is ideal for families or downsizers looking for modern bungalow living.

Built in 2025

#### **Essential Information**

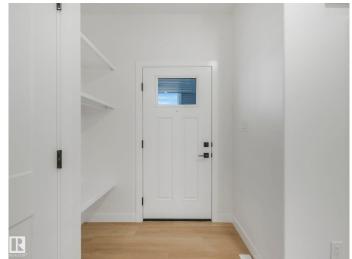
MLS® # E4462051 Price \$770.000

Bedrooms 4

Bathrooms 3.00

Full Baths 3







Square Footage 1,376
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

## **Community Information**

Address 3325 Chickadee Drive

Area Edmonton
Subdivision Starling
City Edmonton

County ALBERTA

Province AB

Postal Code T5V 1R5

## **Amenities**

Amenities On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Hot Water

Tankless, Walkout Basement, Wet Bar, HRV System, 9 ft. Basement

Ceiling

Parking Spaces 4

Parking Double Garage Attached

#### 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, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Golf Nearby, No Back Lane, Playground Nearby, Ravine View

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed October 14th, 2025

Days on Market 2

Zoning Zone 59

HOA Fees 100

HOA Fees Freq. Annually

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Listing information last updated on October 16th, 2025 at 1:32pm MDT