

\$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, youâ€™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 4
Zoning Zone 59
HOA Fees 100
HOA Fees Freq. Annually

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