

# \$750,000 - 3325 Chickadee Drive, Edmonton

MLS® #E4462051

**\$750,000**

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

Starling, Edmonton, AB

(NOT A ZERO LOT) 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      | \$750,000 |
| 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                8  
Zoning                              Zone 59  
HOA Fees                         100  
HOA Fees Freq.                Annually

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