

## \$699,900 - 3384 Chickadee Drive, Edmonton

MLS® #E4455329

**\$699,900**

5 Bedroom, 3.50 Bathroom, 2,342 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

CUSTOM BUILT HOME WITH FULLY LEGAL 2-BED BASEMENT SUITE w/ private entry includes a modern kitchen, living area, bath, laundry! Over 2300 SQFT of beautifully finished living space w/ 9'™ ceilings (on every floor) & refined custom details throughout, making it the definition of LUXURY! A gourmet kitchen offers an abundance of cabinets & counter space, upgraded appliances including a side-by-side fridge/freezer, pot filler, & built-in oven/microwave. A Walkthrough pantry from the mud room is the chef's kiss of functionality! The open-concept living room is enhanced by the fireplace with custom built-ins, while a main floor DEN provides the perfect office or guest room. Upstairs offers 3 generous bdrms, a stylish bonus room with w/vaulted ceilings, a convenient laundry with sink and cabinets, & a sophisticated primary retreat w/ spa-inspired 5-piece ensuite & walk-in closet. Added luxuries: Central A/C, o/s db garage w/ drain, gas BBQ line, & a stamped concrete patio! SOME PHOTOS ARE VIRTUALLY STAGED.

Built in 2019

### Essential Information

MLS® # E4455329

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,342                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3384 Chickadee Drive |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 0L2              |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Patio, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                          |
| Parking        | Double Garage Attached, Over Sized                                                                         |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Dishwasher-Two, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | See Remarks                                                                                                                                                     |
| Stories           | 3                                                                                                                                                               |
| Has Suite         | Yes                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

**Exterior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                            |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                            |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | David Thomas King |
| Middle     | David Thomas King |
| High       | Jasper Place      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 59           |
| HOA Fees       | 105               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 9th, 2025 at 12:47am MDT