

## \$740,000 - 3325 Chickadee Dr, Edmonton

MLS® #E4429197

**\$740,000**

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

Starling, Edmonton, AB

1376 sq ft Walkout Bungalow, Possession Nov. 2025. Upon entering this charming WALKOUT bungalow, you step into a welcoming foyer that leads directly into the heart of the home. Include a total of 2 beds on main +2 in basement. The open-concept layout combines the living room, dining area, and kitchen, creating a spacious and inviting communal area and 2 bedrooms. Large windows grace the walls, allowing natural light to flood the space and offering picturesque view of the pond. The primary bedroom suite exudes tranquility, with its spacious layout, walk-in closet, and an ensuite bathroom complete with a luxurious soaking tub, separate shower, and dual vanity. This thoughtfully designed bungalow floor plan combines functionality with comfort, offering a cozy and inviting retreat for its occupants. The basement includes 2 beds, full bathroom, bar and living area. Photos are from previous home and used for showcasing the finishing. SPEC home is available in the area for viewing, similar model.



Built in 2025

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4429197  |
| Price  | \$740,000 |

|                |                        |
|----------------|------------------------|
| 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 Dr |
| Area        | Edmonton          |
| Subdivision | Starling          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5S 0V6           |

### Amenities

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, Walkout Basement, 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, Hardie Board Siding |
|----------|-----------------------------------------|

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | See Remarks                             |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Stone, Vinyl, Hardie Board Siding |
| Foundation        | Concrete Perimeter                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 62              |
| Zoning         | Zone 59         |

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Listing information last updated on June 4th, 2025 at 2:17am MDT