

## \$749,000 - 3314 Chickadee Dr, Edmonton

MLS® #E4426838

**\$749,000**

4 Bedroom, 3.00 Bathroom, 2,034 sqft

Single Family on 0.00 Acres

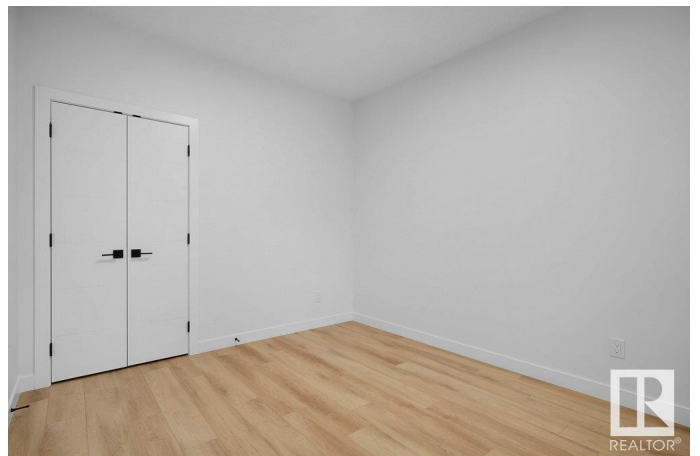
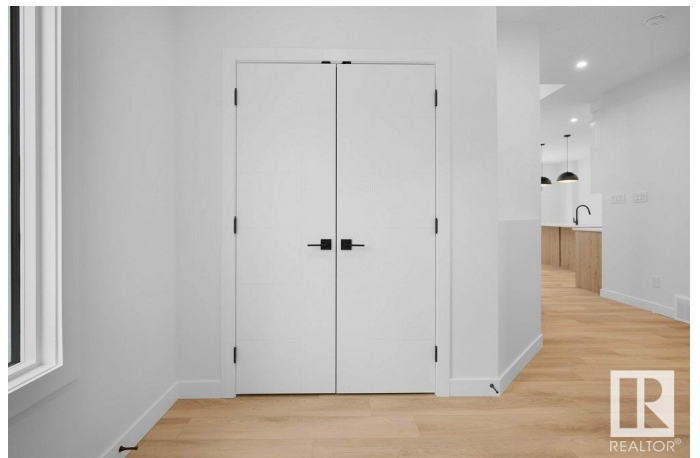
Starling, Edmonton, AB

Welcome to the " GENESIS II " Detached Single family house built by the custom builder Happy Planet Homes located in the vibrant community of STARLING SOUTH. SITTING ON A 28 POCKET LOT, This custom-built 2 Storey home features PLATINUM FINISHES & 4 BEDROOMS and 3 FULL WASHROOMS. Upon entrance you will find a MAIN FLOOR BEDROOM, FULL BATH ON THE MAIN FLOOR , Huge OPEN TO BELOW living room, FIREPLACE FEATURE WALL and a DINING NOOK. Custom-designed Kitchen with BUILT-IN APPLIANCES. Upstairs you'll find a HUGE BONUS ROOM across the living room which opens up the entire space. The MASTER BEDROOM showcases a lavish ensuite comprising a stand-up shower, soaker tub and a huge walk-in closet. Other 2 secondary bedrooms with a common bathroom and laundry room finishes the Upper Floor. **\*\*PLEASENOTE\*\*** Pictures from different layout, similar spec.

Built in 2025

### Essential Information

MLS® #	E4426838
Price	\$749,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,034
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3314 Chickadee Dr
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V5

### Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 21st, 2025

Days on Market 64

Zoning Zone 59

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 24th, 2025 at 1:02pm MDT