

## \$748,800 - 3317 Chickadee Drive, Edmonton

MLS® #E4449340

**\$748,800**

4 Bedroom, 3.00 Bathroom, 2,223 sqft

Single Family on 0.00 Acres

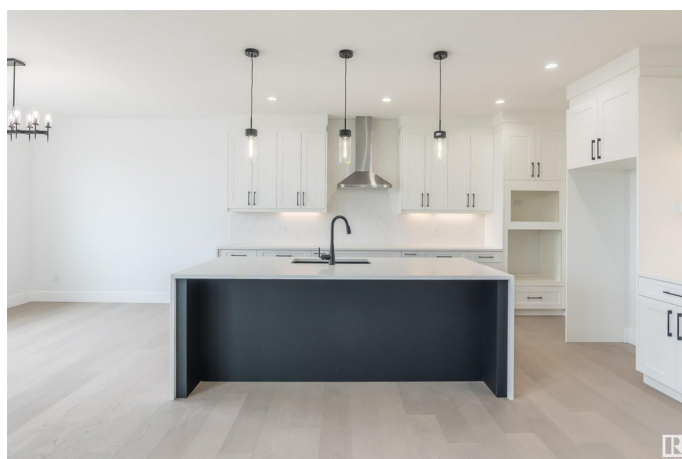
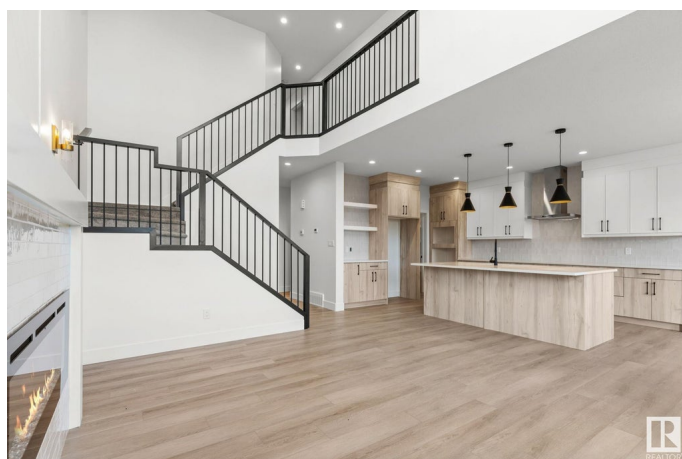
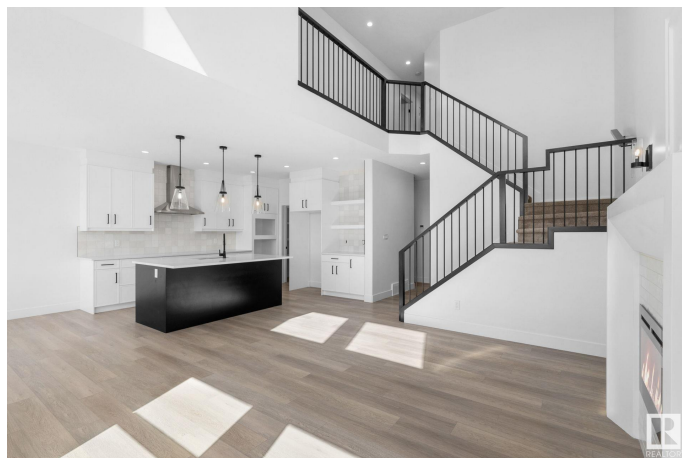
Starling, Edmonton, AB

Welcome to Starling! This stunning walkout home offers the perfect blend of luxury, comfort, and flexibility—plus the opportunity to select your interior finishes. The main floor features a dramatic open-to-above great room, a spacious bedroom, and a full bathroom—ideal for guests or extended family. The chef-inspired kitchen is a showstopper with quartz countertops, ceiling-height cabinets, and a walkthrough pantry for added convenience. Upstairs, the elegant primary suite includes a large walk-in closet that connects directly to the laundry room. A generous bonus room with a tray ceiling adds style and function. Additional highlights include triple-pane windows, a tankless gas hot water system, 9'™ ceilings on both the main floor and basement, and a garage floor drain. Ideally located minutes from major shopping, steps from a future school site, and offering easy access to both the Henday and Yellowhead. Photos are of similar homes.

Built in 2025

### Essential Information

MLS® #	E4449340
Price	\$748,800
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	2,223
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3317 Chickadee Drive
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V6

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Walkout Basement, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Schools, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 22nd, 2025
Days on Market	9
Zoning	Zone 59

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Listing information last updated on July 31st, 2025 at 9:32am MDT