# **\$849,800 - 3313 Chickadee Dr, Edmonton**

MLS® #E4440593

# \$849,800

5 Bedroom, 4.00 Bathroom, 2,789 sqft Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to the "OHIO" Detached Single family " WALKOUT BACKING ONTO THE POND" house over 2700 sq ft features 5 BEDROOMS & 4 FULL BATHROOMS.FULLY LOADED WITH PLATINUM FINISHES SITTING ON A REGULAR LOT built by the custom builder Happy Planet Homes located in the vibrant community of STARLING. Upon entrance you will find a MAIN FLOOR BEDROOM, FULL BATH ON THE MAIN FLOOR, Huge OPEN TO BELOW living room, CUSTOM FIREPLACE FEATURE WALL and a DINING NOOK. Custom-designed extended Kitchen for Built -in Microwave and Oven and a SPICE KITCHEN with GAS RANGE. Upstairs you'll find a HUGE BONUS ROOM across living room opens up the entire area. The MASTER BEDROOM showcases a lavish ensuite comprising a stand-up shower with niche, soaker tub and a huge walk-in closet. Other 3 secondary bedrooms with 2 full bathrooms and laundry room finishes the Upper Floor. QUICK POSSESSION!!!

Built in 2025

## **Essential Information**

MLS® # E4440593 Price \$849,800

Bedrooms 5







Bathrooms 4.00

Full Baths 4

Square Footage 2,789

Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3313 Chickadee Dr

Area Edmonton
Subdivision Starling
City Edmonton
County ALBERTA

Province AB

Postal Code T5V 1T7

# **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, Walkout Basement, 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 See Remarks
Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 11

Zoning Zone 59

HOA Fees Freq. Annually

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