

## \$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 28

Zoning Zone 59

HOA Fees Freq. Annually

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Listing information last updated on April 18th, 2025 at 8:02pm MDT