

\$849,800 - 3313 Chickadee Dr, Edmonton

MLS® #E4417540

\$849,800

5 Bedroom, 4.00 Bathroom, 2,699 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. PLAN CAN BE CUSTOMED TO BUYER'S NEEDS **PLEASE NOTE** Pictures from different layout, similar spec. **ASSIGNMENT SALE AVAILABLE**



Built in 2024

Essential Information

MLS® #

E4417540

Price	\$849,800
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,699
Acres	0.00
Year Built	2024
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 January 10th, 2025
Days on Market 99
Zoning Zone 59
HOA Fees Freq. Annually

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