

## \$735,000 - 3418 Chickadee Drive, Edmonton

MLS® #E4430427

**\$735,000**

4 Bedroom, 4.00 Bathroom, 2,562 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to this beautifully crafted custom home located in the prestigious community of Starling. This 2022 built property with upgraded double attached garage(heater, sink, floor drain) offers nearly 2,600 sq.ft. of elegant living space on a 32' pocket lot. Step through the double front doors into an open-concept layout designed for both comfort and style. The chef-inspired kitchen showcases quartz countertops and backsplash, a walk-through pantry, abundant cabinetry, and stainless steel appliances. A den on the main floor can easily function as a bedroom, paired with a full bathroom. Upstairs, youâ€™ll find four spacious bedrooms, a generous bonus room, and a conveniently located laundry area. The primary suite boasts a spa-like ensuite and walk-in closet. Two bedrooms are connected by a Jack & Jill bathroom with dual sinks, while the fourth bedroom enjoys its own private full bath. The basement provides excellent suite potential with a side entrance and plumbing rough-ins. Mins walk to BIG LAKE! Must see!

Built in 2022

### Essential Information

MLS® # E4430427

Price \$735,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,562                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3418 Chickadee Drive |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 0L2              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Water Softener, Window Coverings, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl                         |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Stone, Vinyl                         |
| Foundation        | Concrete Perimeter                         |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | DAVID THOMAS KING SCHOOL |
| Middle     | DAVID THOMAS KING SCHOOL |
| High       | JASPER PLACE SCHOOL      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 59          |

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Listing information last updated on April 19th, 2025 at 9:32am MDT