

Courtesy Of Vic S Mutti Of MaxWell Polaris

# \$740,000 - 3325 Chickadee Dr, Edmonton

MLS® #E4429197

**\$740,000**

4 Bedroom, 3.00 Bathroom, 1,376 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

1376 sq ft Walkout Bungalow, Possession Nov. 2025. Upon entering this charming WALKOUT bungalow, you step into a welcoming foyer that leads directly into the heart of the home. Include a total of 2 beds on main +2 in basement. The open-concept layout combines the living room, dining area, and kitchen, creating a spacious and inviting communal area and 2 bedrooms. Large windows grace the walls, allowing natural light to flood the space and offering picturesque view of the pond. The primary bedroom suite exudes tranquility, with its spacious layout, walk-in closet, and an ensuite bathroom complete with a luxurious soaking tub, separate shower, and dual vanity. This thoughtfully designed bungalow floor plan combines functionality with comfort, offering a cozy and inviting retreat for its occupants. The basement includes 2 beds, full bathroom, bar and living area. Photos are from previous home and used for showcasing the finishing. SPEC home is available in the area for viewing, similar model.



Built in 2025

## Essential Information

MLS® #	E4429197
Price	\$740,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,376
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3325 Chickadee Dr
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V6

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, Walkout Basement, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
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Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 5

Zoning Zone 59

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Listing information last updated on April 8th, 2025 at 6:32am MDT