# **\$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 111

Zoning Zone 59 HOA Fees Freq. Annually

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