

## \$737,000 - 3380 Chickadee Drive, Edmonton

MLS® #E4456315

**\$737,000**

6 Bedroom, 4.00 Bathroom, 2,428 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

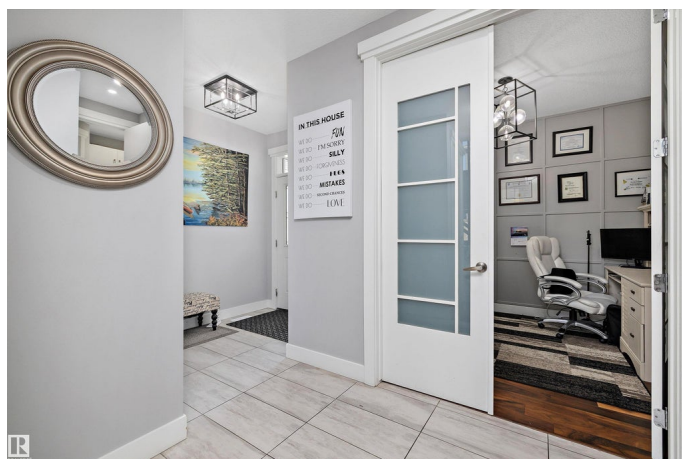
Upgrades galore in this stunner in Starling, including 2 bedroom LEGAL BASEMENT SUITE! Over 3000 sq/ft of livable space, features 4 BEDROOMS upstairs, den on main floor, 4 FULL BATHS, and an amazing layout boasting 20 foot ceilings in the GREAT ROOM. Hardwood floors, granite counters everywhere, A/C, built-in speakers, 9 ft ceilings, central vac, and heated garage! Open concept main floor has a massive chef's kitchen with s/s appliances, large island and a walk thru pantry. Built-in storage in mudroom, full bath on main, large dining room overlooking west facing backyard and a cozy gas f/p in living room. Upstairs includes 4 bedrooms, large bonus room, upstairs laundry with granite counters, full bath and a primary suite featuring a huge 5 piece ensuite with w/i closet. Ultimate mortgage helper with separate entrance to legal basement with 2 large bedrooms, own laundry, beautiful kitchen and bath. This is the TOTAL PACKAGE! Next door to St. Albert, easy access to Anthony Henday, and surrounded by nature!

Built in 2019

### Essential Information

MLS® # E4456315

Price \$737,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,428                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3380 Chickadee Drive |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 0K9              |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Storage-In-Suite, Vinyl Windows |
| Parking   | Double Garage Attached, Heated                                                                   |

### Interior

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                   |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                                                                                     |
| Has Suite         | Yes                                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 70                  |
| Zoning         | Zone 59             |

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Listing information last updated on November 14th, 2025 at 8:47am MST