

\$739,500 - 3309 Chickadee Drive, Edmonton

MLS® #E4461393

\$739,500

4 Bedroom, 3.00 Bathroom, 2,357 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

PROMOTIONAL PRICE FOR LIMITED TIME. WALKOUT! GREENSPACE VIEWS! LUXURY FINISHES! Welcome to this stunning 2350+ sqft custom-built walkout home, located in Starling South—backing onto a dry pond and steps from the future school. The open-concept layout showcases a bright living room with soaring open-to-below ceilings and large windows that fill the space with natural light, a custom feature wall with fireplace, and a dining nook overlooking scenic views. The designer kitchen includes an extended layout that can double as a bar area, along with a spice kitchen—ideal for both entertaining and everyday use. The main floor features a FULL BEDROOM and 3-piece bathroom, perfect for guests or multigenerational families. Step outside to the WALKOUT full-width deck, perfect for enjoying the privacy. Upstairs, the primary suite impresses with a feature wall, large windows, and a 5-piece ensuite. A BONUS room, laundry with sink, and two additional bedrooms and bathroom hared bath—complete this beautiful home.

Built in 2024

Essential Information

MLS® # E4461393

Price \$739,500



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,357
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3309 Chickadee Drive
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V5

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Electric, Walkout Basement, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks, Partially

	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 8th, 2025
Days on Market	36
Zoning	Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 12th, 2025 at 10:47pm MST