

\$749,800 - 3326 Chickadee Dr, Edmonton

MLS® #E4452578

\$749,800

5 Bedroom, 4.00 Bathroom, 2,383 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Builder Promotional Offer " Limited Time Availability! Welcome to the " FLORENCE II " Detached Single family house 2382 sq ft features 3 MASTER BEDROOMS & TOTAL 5 BEDROOMS 4 FULL BATHROOMS. FULLY LOADED WITH PLATINUM FINISHES SITTING ON A 28 POCKET REGULAR LOT built by the custom builder Happy Planet Homes. 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 Kitchen for Built-in Microwave and Oven and a SPICE KITCHEN. 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. 2nd master bedroom with 3-piece ensuite and third master bedroom with an attached bath can be used as a common bath along 4th bedroom and laundry room finishes the Upper Floor. **PLEASE NOTE** Pictures from different layout, similar spec.



Built in 2025

Essential Information

MLS® #

E4452578

Price	\$749,800
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,383
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3326 Chickadee Dr
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V6

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, See Remarks, 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	Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 12th, 2025
Days on Market 69
Zoning Zone 59
HOA Fees Freq. Annually

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 October 20th, 2025 at 4:47am MDT