

## \$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                73  
Zoning                              Zone 59  
HOA Fees Freq.                Annually

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