

## \$735,000 - 3418 Chickadee Drive, Edmonton

MLS® #E4430427

**\$735,000**

4 Bedroom, 4.00 Bathroom, 2,562 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Welcome to this beautifully crafted custom home located in the prestigious community of Starling. This 2022 built property with upgraded double attached garage(heater, sink, floor drain) offers nearly 2,600 sq.ft. of elegant living space on a 32' pocket lot. Step through the double front doors into an open-concept layout designed for both comfort and style. The chef-inspired kitchen showcases quartz countertops and backsplash, a walk-through pantry, abundant cabinetry, and stainless steel appliances. A den on the main floor can easily function as a bedroom, paired with a full bathroom. Upstairs, youâ€™ll find four spacious bedrooms, a generous bonus room, and a conveniently located laundry area. The primary suite boasts a spa-like ensuite and walk-in closet. Two bedrooms are connected by a Jack & Jill bathroom with dual sinks, while the fourth bedroom enjoys its own private full bath. The basement provides excellent suite potential with a side entrance and plumbing rough-ins. Mins walk to BIG LAKE! Must see!

Built in 2022

### Essential Information

MLS® # E4430427

Price \$735,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,562
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3418 Chickadee Drive
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0L2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Water Softener, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	DAVID THOMAS KING SCHOOL
Middle	DAVID THOMAS KING SCHOOL
High	JASPER PLACE SCHOOL

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	7
Zoning	Zone 59

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