

## \$819,800 - 3310 Chickadee Dr, Edmonton

MLS® #E4426834

**\$819,800**

5 Bedroom, 4.00 Bathroom, 2,383 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

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 located in the vibrant community of STARLING . 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® #

E4426834

Price	\$819,800
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	3310 Chickadee Dr
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V5

### 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                      March 21st, 2025  
Days on Market                109  
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 July 8th, 2025 at 8:02pm MDT