

## \$719,000 - 3324 Chickadee Dr, Edmonton

MLS® #E4452577

**\$719,000**

5 Bedroom, 3.00 Bathroom, 2,318 sqft

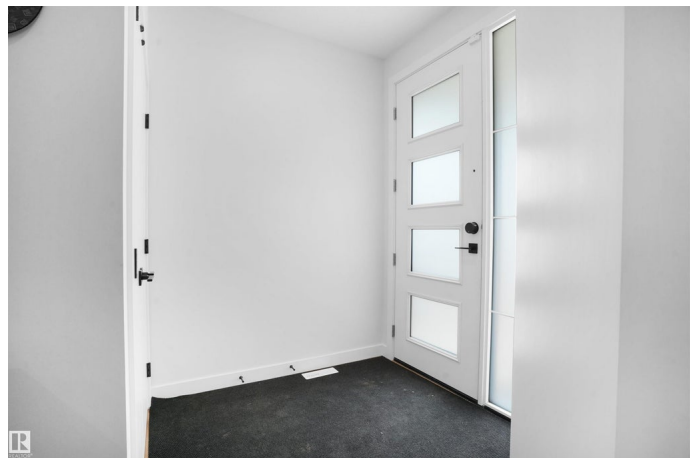
Single Family on 0.00 Acres

Starling, Edmonton, AB

Builder Promotional Offer – Limited Time Availability! BRAND NEW "AUGUSTA" LUXURY HOME built by custom builders Happy Planet Homes sitting on a 28 pocket wide REGULAR LOT offers 5 BEDROOMS & 3 FULL WASHROOMS is now available in the beautiful community of STARLING SOUTH. Upon entrance you will find a BEDROOM WITH A HUGE WINDOW enclosed by a sliding Barn Door, FULL BATH ON THE MAIN FLOOR. SPICE KITCHEN with SIDE WINDOW. TIMELESS CONTEMPORARY CUSTOM KITCHEN designed with two tone cabinets are soul of the house with huge centre island BOASTING LUXURY. Huge OPEN TO BELOW living room, A CUSTOM FIREPLACE FEATURE WALL and a DINING NOOK finished main floor. Upstairs you'll find a HUGE BONUS ROOM opening the entire living area. The MASTER BEDROOM showcases a lavish ensuite with CLASSIC ARCH ENTRANCE'S comprising a stand-up shower with niche, soaker tub and a huge walk-in closet. Other 3 secondary bedrooms with a common bathroom and laundry room finishes the Upper Floor.\*PHOTOS & VIRTUAL TOUR FROM SIMILAR SPEC\*

Built in 2025

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4452577               |
| Price          | \$719,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,318                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3324 Chickadee Dr |
| Area        | Edmonton          |
| Subdivision | Starling          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5S 0V6           |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, 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                84  
Zoning                              Zone 59  
HOA Fees Freq.                Annually

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