

## \$739,900 - 3384 Chickadee Drive, Edmonton

MLS® #E4436979

**\$739,900**

5 Bedroom, 3.50 Bathroom, 2,389 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

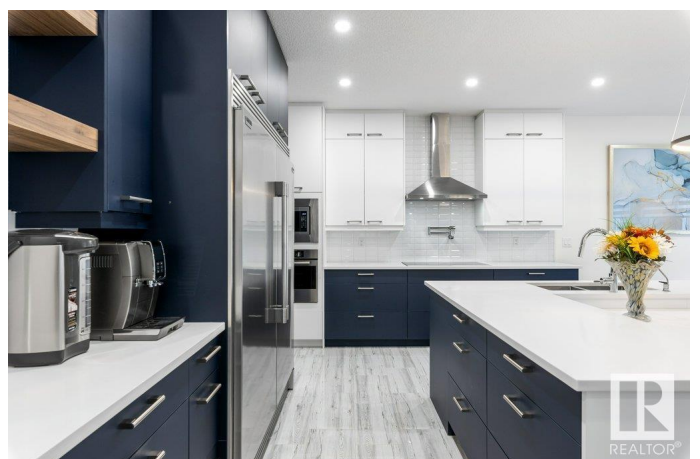
Welcome to this almost 2400sqft fully finished home with a LEGAL (TWO Bedroom) SUITE! With high end, custom finishing & 9' ceilings throughout this home is a must see. The main floor features a chef's dream kitchen offering a huge ISLAND, side by side Fridge/Freezer, POT FILLER, and a walk through BUTLER'S PANTRY. The living room is open concept and has a FIREPLACE with custom built-ins on either side. Completing the main floor is a DEN - perfect home office space. Upstairs there are 3 large bedrooms, inviting BONUS ROOM and SECOND FLOOR LAUNDRY ROOM. The primary bedroom is a hidden retreat with a luxurious 5-piece Ensuite, and large walk-in closet. The fully developed basement offers potential for extra income with a LEGAL SUITE! Featuring a separate entry, bright living space, kitchen, two bedrooms, and separate laundry. Additional features include CENTRAL AIR CONDITIONING, LVP throughout, water softener, concrete patio, and a spacious backyard -perfect for outdoor relaxation!

Built in 2019

### Essential Information

MLS® # E4436979

Price \$739,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,389                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3384 Chickadee Drive |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 0L2              |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking   | Double Garage Attached       |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                          |
| Fireplaces        | Wall Mount                                                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                                            |
| Has Suite         | Yes                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                                                               |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Landscaped         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 81             |
| Zoning         | Zone 59        |

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Listing information last updated on August 5th, 2025 at 12:02am MDT