

\$769,000 - 3307 Chickadee Drive, Edmonton

MLS® #E4439806

\$769,000

4 Bedroom, 3.00 Bathroom, 2,411 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

WALKOUT. POND VIEWS. PLATINUM FINISHES. Welcome to this stunning 2400+ sqft. Custom-built walkout by renowned Singh Builders, located in Starling South. Perfectly positioned on a regular lot with pond views, this home blends modern elegance with functional family living. The main floor features a full bedroom and 3-piece bathroom, ideal for guests or multigenerational families. The open-concept layout offers a bright living room with soaring open-to-below ceilings, a sleek custom feature wall with fireplace, and a cozy dining nook that overlooks nature. The thoughtfully designed kitchen with a spice kitchen offers both style and function, with extended cabinetry and modern finishes. On top floor, The primary suite stands out with a beautifully lit feature wall, expansive glass windows, and a sun-filled 5-piece ensuite. A Bonus room, Walk in Laundry with a Sink and Two additional bedrooms offer generous space—one with private access to a 3-piece ensuite, and the other steps away from a shared bath.

Built in 2024

Essential Information

MLS® # E4439806

Price \$769,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,411
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3307 Chickadee Drive
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V5

Amenities

Amenities	Ceiling 9 ft., Deck, Walkout Basement
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 1st, 2025

Days on Market 30

Zoning Zone 59

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 1st, 2025 at 8:02am MDT