

# \$740,000 - 3327 Chickadee Dr, Edmonton

MLS® #E4417357

**\$740,000**

4 Bedroom, 3.00 Bathroom, 1,373 sqft  
Single Family on 0.00 Acres

Starling, Edmonton, AB

Walkout Bungalow, Possession Feb. 2025. Upon entering this charming WALKOUT bungalow, you step into a welcoming foyer that leads directly into the heart of the home. Include a total of 2 beds on main +2 in basement. The open-concept layout combines the living room, dining area, and kitchen, creating a spacious and inviting communal area and 2 bedrooms. Large windows grace the walls, allowing natural light to flood the space and offering picturesque view of the pond. The primary bedroom suite exudes tranquility, with its spacious layout, walk-in closet, and an ensuite bathroom complete with a luxurious soaking tub, separate shower, and dual vanity. This thoughtfully designed bungalow floor plan combines functionality with comfort, offering a cozy and inviting retreat for its occupants. The basement includes 2 beds, full bathroom, bar and living area. Photos are from previous home and used for showcasing the finishing.

Built in 2025

## Essential Information

MLS® #	E4417357
Price	\$740,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,373
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3327 Chickadee Dr
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V6

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, Walkout Basement, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	See Remarks
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl, Hardie Board Siding  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 8th, 2025  
Days on Market 65  
Zoning Zone 59

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Listing information last updated on March 14th, 2025 at 5:32am MDT