

## \$939,900 - 3419 Chickadee Drive, Edmonton

MLS® #E4462627

**\$939,900**

4 Bedroom, 4.50 Bathroom, 2,286 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Homes like these don't come around too often - welcome home to this custom built, IMMACULATELY MAINTAINED walk-out two storey backing the pond in the heart of Starling! As you enter the home, you are greeted by stunning sunlight and pond views from the 4-panel two storey windows in the open to above greatroom featuring 18 ft. Ceilings. The kitchen features European-style cabinetry, Frigidaire professional appliances, gas-stove, and beveled granite countertops throughout the home. The second level includes a spacious bonus room, huge primary retreat smartly designed with WIC leading to the laundry room, and 2 additional bedrooms complete with THEIR OWN ENSUITE. The walkout basement is fully finished w/ custom wet bar, rec area with stone fireplace feature, 4th bedroom and best of all, gorgeous lower stone patio area looking on to the pond. Move-in ready - all that's missing is you!

Built in 2021

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462627  |
| Price      | \$939,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.50      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,286                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3419 Chickadee Drive |
| Area        | Edmonton             |
| Subdivision | Starling             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5A 0L1              |

### Amenities

|               |                                                                                                                                                                                   |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, Vaulted Ceiling, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached                                                                                                                                                            |
| Is Waterfront | Yes                                                                                                                                                                               |

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, TV Wall Mount, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                            |
| Fireplaces        | Stone Facing                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                 |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Backs Onto Lake, Fenced, Fruit Trees/Shrubs, Paved Lane, View Lake |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Stucco                                                |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 18                 |
| Zoning         | Zone 59            |

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Listing information last updated on November 4th, 2025 at 2:32am MST