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

MLS® #E4436979

#### \$739,900

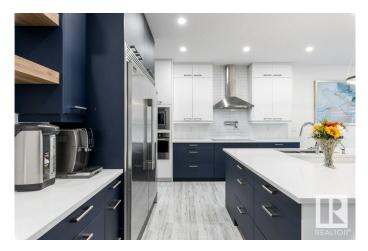
5 Bedroom, 3.50 Bathroom, 2,389 sqft Single Family on 0.00 Acres

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                   |
| Туре           | 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 | 31             |
| Zoning         | Zone 59        |

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Listing information last updated on June 16th, 2025 at 7:17am MDT