

\$709,999 - 3317 Chickadee Drive, Edmonton

MLS® #E4463787

\$709,999

4 Bedroom, 3.00 Bathroom, 2,296 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

This stunning brand-new walkout home offers nearly 2,300 sf of modern living space with 4 bedrooms and 3 full bathrooms. The main floor consists of an open-to-above great room, filling the space with natural light. A spacious main floor bedroom and full bath, perfect for guests or a home office. The chef-inspired kitchen showcases quartz countertops, ceiling-height cabinetry, and a walkthrough pantry, combining style and functionality for effortless entertaining. Upstairs, retreat to the luxurious primary suite, featuring a large walk-in closet with direct access to the laundry room for everyday convenience. The bonus room with a tray ceiling adds a touch of elegance and extra space for family time or relaxation. Thoughtful details continue throughout—modern finishes, triple-pane windows, a tankless gas hot water system, 9'™ ceilings on both levels, and a garage floor drain all add to the home's value and comfort. Ideally located just minutes from major shopping, steps from a future school, don't miss out!

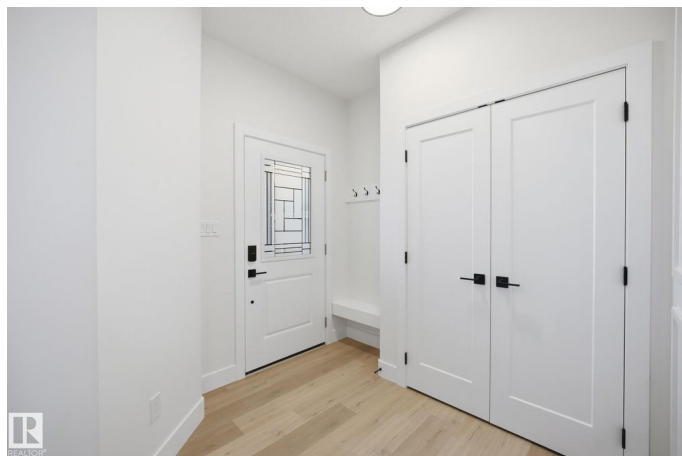
Built in 2025

Essential Information

MLS® # E4463787

Price \$709,999

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,296
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3317 Chickadee Drive
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0V6

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Walkout Basement, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Schools, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 28th, 2025
Days on Market	12
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 November 8th, 2025 at 9:17pm MST