

## \$674,800 - 3322 Chickadee Dr, Edmonton

MLS® #E4452575

**\$674,800**

4 Bedroom, 3.00 Bathroom, 2,034 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Builder Promotional Offer â€“ Limited Time Availability. Welcome to the " GENESIS II " Detached Single family house built by the custom builder Happy Planet Homes located in the vibrant community of STARLING SOUTH. SITTING ON A 28 POCKET LOT, This custom-built 2 Storey home features PLATINUM FINISHES & 4 BEDROOMS and 3 FULL WASHROOMS. Upon entrance you will find a MAIN FLOOR BEDROOM, FULL BATH ON THE MAIN FLOOR , Huge OPEN TO BELOW living room, FIREPLACE FEATURE WALL and a DINING NOOK.

Custom-designed Kitchen with BUILT-IN APPLIANCES. Upstairs you'll find a HUGE BONUS ROOM across the living room which opens up the entire space. The MASTER BEDROOM showcases a lavish ensuite comprising a stand-up shower, soaker tub and a huge walk-in closet. Other 2 secondary bedrooms with a common bathroom and laundry room finishes the Upper Floor.

**\*\*PLEASENOTE\*\*** Pictures from different layout, similar spec.

Built in 2025

### Essential Information

MLS® # E4452575

Price \$674,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,034                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3322 Chickadee Dr |
| Area        | Edmonton          |
| Subdivision | Starling          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5S 0V6           |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                               |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

Date Listed            August 12th, 2025  
Days on Market      80  
Zoning                Zone 59  
HOA Fees Freq.      Annually

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