

## \$799,000 - 3365 Chickadee Drive, Edmonton

MLS® #E4424672

**\$799,000**

4 Bedroom, 2.50 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Rare Gem! This immaculate 2016 bungalow offers the perfect blend of elegance and functionality, featuring a walkout basement with two bedrooms, backing onto a breathtaking ravine view. From the moment you step inside, the superior quality sets this home apart—marble-look flooring, soaring ceilings 15 feet, and high doors create an air of luxury. The spacious kitchen with a gas stove, an inviting living room, and a serene primary suite make the main level truly special.

The fully finished walkout basement boasts two bedrooms, a vast living area, and a wet bar—easily convertible into a full kitchen for added versatility. Step onto the screened patio and enjoy the outdoors mosquito-free while soaking in the ravine's beauty. Perfectly located—minutes from St. Albert, with quick access to Anthony Henday and Yellowhead. A rare opportunity to own a home that truly has it all!

Built in 2016

### Essential Information

MLS® #	E4424672
Price	\$799,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,460
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3365 Chickadee Drive
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0K9

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling, Walkout Basement, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
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-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	49
Zoning	Zone 59

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