# \$799,800 - 3312 Chickadee Dr, Edmonton

MLS® #E4426837

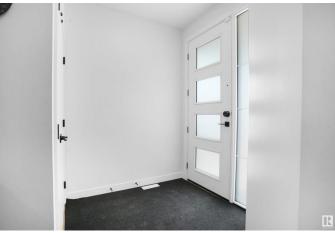
#### \$799,800

5 Bedroom, 3.00 Bathroom, 2,318 sqft Single Family on 0.00 Acres

Starling, Edmonton, AB

BRAND NEW "AUGUSTA" LUXURY HOME built by custom builders Happy Planet Homes sitting on a 28 pocket wide REGULAR LOT offers 5 BEDROOMS & 3 FULL WASHROOMS is now available in the beautiful community of STARLING SOUTH with PLATINUM LUXURIOUS FINISHINGS. Upon entrance you will find a BEDROOM WITH A HUGE WINDOW enclosed by a sliding Barn Door, FULL BATH ON THE MAIN FLOOR. SPICE KITCHEN with SIDE WINDOW. TIMELESS CONTEMPORARY CUSTOM KITCHEN designed with two tone cabinets are soul of the house with huge centre island BOASTING LUXURY. Huge **OPEN TO BELOW living room, A CUSTOM** FIREPLACE FEATURE WALL and a DINING NOOK finished main floor. Upstairs you'll find a HUGE BONUS ROOM opening the entire living area. The MASTER BEDROOM showcases a lavish ensuite with CLASSIC ARCH ENTRANCE'S comprising a stand-up shower with niche, soaker tub and a huge walk-in closet. Other 3 secondary bedrooms with a common bathroom and laundry room finishes the Upper Floor.\*PHOTOS & VIRTUAL TOUR FROM SIMILAR SPEC\*Under construction







Built in 2025

**Essential Information** 

| MLS® #         | E4426837               |
|----------------|------------------------|
| Price          | \$799,800              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,318                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 3312 Chickadee Dr |
|-------------|-------------------|
| Area        | Edmonton          |
| Subdivision | Starling          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5S 0V5           |

## Amenities

| Amenities | No Animal Home, No Smoking Home, 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                                     |

#### **Additional Information**

Date ListedMarch 21st, 2025Days on Market123ZoningZone 59HOA Fees Freq.Annually

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Listing information last updated on July 21st, 2025 at 11:02pm MDT