

## \$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
Type	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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 21st, 2025  
Days on Market                42  
Zoning                              Zone 59  
HOA Fees Freq.                Annually

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 May 2nd, 2025 at 5:32am MDT