

## \$799,000 - 3365 Chickadee, 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 |
| 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 |
|----------|--------------------|

|                   |   |
|-------------------|---|
| 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 | 43              |
| Zoning         | Zone 59         |

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Listing information last updated on April 19th, 2025 at 4:32am MDT