

## \$975,000 - 3419 Chickadee Dr, Edmonton

MLS® #E4455190

**\$975,000**

4 Bedroom, 4.50 Bathroom, 2,286 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

A striking modern home in the exclusive Starling neighborhood, steps from Lois Hole Provincial Park and the shores of Big Lake. This lakefront property spans over 3000 sq. ft. across three floors, with 4 bedrooms, 4.5 bathrooms, and ensuite baths featuring granite vanities and upscale fixtures. An impressive entry leads to a soaring living area with 18-foot ceiling, expansive 4 panels triple pane windows, and a dramatic floor-to-ceiling stone fireplace. A grand staircase connects all levels. The gourmet kitchen features European-style cabinetry, Frigidaire Professional appliances, a gas stove, and a granite-topped island. The main level is enhanced by elegant hardwood flooring, and a smart NEST thermostat manages heating and cooling. The 30' x 9' maintenance free deck connects patio below via exterior staircase, all overlooking the scenic lakefront setting. The 30' x 9' maintenance-free deck and connected patio offer spectacular lakefront views, creating a seamless indoor-outdoor living experience.

Built in 2021

### Essential Information

MLS® # E4455190

Price \$975,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,286                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3419 Chickadee Dr |
| Area        | Edmonton          |
| Subdivision | Starling          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5S 0L1           |

### Amenities

|                |                                                                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                  |
| Parking        | Double Garage Attached                                                                                                                                                                             |
| Is Waterfront  | Yes                                                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, TV Wall Mount, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                      |
| Fireplaces        | Stone Facing                                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                      |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Stucco  
Exterior Features      Backs Onto Lake, Fenced, Fruit Trees/Shrubs, Paved Lane, View Lake  
Roof                              Asphalt Shingles  
Construction              Wood, Stone, Stucco  
Foundation                Concrete Perimeter

**School Information**

Elementary                David Thomas King School  
Middle                        David Thomas king School

**Additional Information**

Date Listed                August 29th, 2025  
Days on Market        22  
Zoning                        Zone 59

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