

## **\$484,900 - 3069 Checknita Way, Edmonton**

MLS® #E4440567

**\$484,900**

4 Bedroom, 3.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this beautiful well maintained 4 bedroom, 3.5 washroom duplex in Cavanagh. This house offers total 2270 sqft of living space. Spacious foyer with built in bench welcomes you to main floor that has 9ft ceilings and big windows that allow lots of natural light in the cozy living room. Beautiful kitchen has white timeless cabinets with ample counter space with eating ledge. Functional dinning nook and half bath finishes the main floor. Upstairs, you have spacious bonus room, primary bedroom with ensuite and walk in closet, 2 other decent size bedrooms and another full bathroom. Recently finished basement comes with 4th bedroom and full bathroom, making it ideal for extended family or kids. Garage is big enough to fit 2 full size vehicles. House is equipped with central AC and no neighbours at the back add to your privacy so you can enjoy your backyard peacefully. Close to parks, best schools in Edmonton, QE2, Anthony Henday, south common, airport & many more amenities. Make this home yours today!

Built in 2018

### **Essential Information**

MLS® # E4440567

Price \$484,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 4                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,625                |
| Acres          | 0.00                 |
| Year Built     | 2018                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3069 Checknita Way |
| Area        | Edmonton           |
| Subdivision | Cavanagh           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3X8            |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, HRV System |
| Parking   | Double Garage Attached                           |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Stories           | 3                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Finished                                                                                                                   |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Wood, Vinyl            |
| Exterior Features | Airport Nearby, Fenced |
| Roof              | Asphalt Shingles       |
| Construction      | Wood, Vinyl            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 5th, 2025

Days on Market                9

Zoning                            Zone 55

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Listing information last updated on June 14th, 2025 at 3:47am MDT