

\$459,900 - 3097 Checknita Way, Edmonton

MLS® #E4434439

\$459,900

3 Bedroom, 2.50 Bathroom, 1,528 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to 3097 Checknita Way SW – your perfect home in the desirable Cavanagh community! This impressive 1,525 sq ft half-duplex offers a perfect blend of style and function, featuring 3 spacious bedrooms, 2.5 bathrooms, and an open-concept main floor designed for modern living. The sleek, easy-to-maintain vinyl plank flooring flows seamlessly throughout the main level, creating a warm and inviting atmosphere. The heart of the home is the beautiful kitchen, which opens up to a bright and airy living and dining space—ideal for entertaining or relaxing with family. Upstairs, you’ll find cozy carpeted floors in all three bedrooms, including the oversized primary suite, which boasts a 4-piece ensuite for the ultimate comfort. Two more spacious bedrooms, a full bathroom, and a convenient laundry room complete the second floor. The unfinished basement offers a blank canvas for whatever you envision—more living space, a home gym, or extra storage. Plus, the double attached garage ensures plenty of room.

Built in 2020

Essential Information

MLS® # E4434439

Price \$459,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3097 Checknita Way
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4E9

Amenities

Amenities	Air Conditioner, Deck, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 4th, 2025
Days on Market	61
Zoning	Zone 55

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 July 4th, 2025 at 6:47pm MDT