

## **\$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                13

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 June 17th, 2025 at 10:17pm MDT