

## \$599,900 - 3193 Checknita Way, Edmonton

MLS® #E4419186

**\$599,900**

3 Bedroom, 2.50 Bathroom, 1,948 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

This gorgeous 2-storey home in the desirable southwest community of Cavanagh is the epitome of modern living! The open concept main floor features a bright great room with a sleek linear fireplace, creating an inviting and airy atmosphere. The modern kitchen, complete with stunning quartz countertops & stainless steel appliances, is perfect for both entertaining and family meals. With 3 spacious bedrooms, 2.5 baths, upper level loft plus a versatile main floor den, there's plenty of room for everyone. The side entrance to the basement offers additional potential, while the double attached garage provides convenient parking and storage. Located in a prime neighborhood with easy access to schools, shopping, Gateway Blvd, Anthony Henday, and YEG Airport, this home offers the perfect blend of luxury, style, and convenience. Whether you're working from home or enjoying time with family, this home has it all.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4419186  |
| Price      | \$599,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,948                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3193 Checknita Way |
| Area        | Edmonton           |
| Subdivision | Cavanagh           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4W7            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Attached                                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            January 22nd, 2025  
Days on Market      145  
Zoning                Zone 55

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