

## \$575,000 - 3193 Checknita Way, Edmonton

MLS® #E4451211

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,984 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this beautiful 1984 sq ft two storey home in the desirable community of Cavanagh. Step inside and be greeted by a bright and open main floor where the great room features a sleek linear fireplace that creates a cozy and inviting atmosphere. The modern kitchen is a showstopper with quartz countertops, stainless steel appliances and plenty of space for cooking and entertaining. Upstairs you will find three spacious bedrooms including a luxurious primary suite with a five piece ensuite, along with a convenient laundry room right next to the bedrooms. The unfinished basement offers endless possibilities for future development while the double attached garage adds extra convenience. With west facing front exposure you can enjoy warm afternoon light and you are only minutes from schools, shopping, major roadways and the Edmonton International Airport. This is a home you will be proud to call your own.

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451211  |
| Price     | \$575,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,984                  |
| 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., See Remarks |
| 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

**School Information**

Elementary                      Monsignor Fee Otterson  
Middle                              D. S. MacKenzie  
High                                 Dr. Anne Anderson

**Additional Information**

Date Listed                      August 5th, 2025  
Days on Market                24  
Zoning                              Zone 55

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