

## \$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 | 41            |
| Zoning         | Zone 55       |

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Listing information last updated on June 14th, 2025 at 6:32pm MDT