

# **\$619,900 - 3319 Checknita Common, Edmonton**

MLS® #E4445352

**\$619,900**

4 Bedroom, 3.00 Bathroom, 2,377 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this stunning 4-bedroom & 3 washrooms home located in the beautiful and most desirable community of CAVANAGH with double attached car garage. The main floor offers a DEN, a spacious living room, large dining area with patio door, bright kitchen with stainless steel appliances, walk-in pantry & quartz countertops, mud room & a full bathroom. Upstairs, you'll find a huge bonus room, a master bedroom with a 5-piece ensuite with walk-in closet, 3 additional bedrooms, a common washroom, and a laundry room. Main floors have 9' ceiling height. Outside, the large composite deck is perfect for entertaining & property is fully fenced & landscaped & has back alley. This home offers modern comfort and style in a family-friendly neighbourhood surrounded by walking trails and parks. Located in the sought-after Cavanagh neighbourhood, you'll enjoy easy access to schools, parks, shopping centers, and public transportation, making it perfect for families. **MUST SEE!!**

Built in 2019

## **Essential Information**

MLS® # E4445352

Price \$619,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,377                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3319 Checknita Common |
| Area        | Edmonton              |
| Subdivision | Cavanagh              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 4E8               |

### Amenities

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

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 2nd, 2025

Days on Market                2

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 11:18am MDT