

## \$599,999 - 3517 Checknita Point, Edmonton

MLS® #E4442562

**\$599,999**

4 Bedroom, 3.00 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

A rare gem tucked away in a peaceful cul-de-sac, offering 2,153 square feet of beautifully designed living space. This 4-bedroom, 3-full-bathroom home combines style, comfort, and functionality in every corner. With one spacious bedroom and a full bathroom on the main floor, it's perfect for guests, in-laws, or anyone seeking a flexible living arrangement. Upstairs, you'll find three more generously sized bedrooms, ideal for a growing family or a quiet retreat. The home features a separate entrance to the basement, opening the door to future rental potential, a private suite, or a dream home gym. The layout is bright and airy, made for both entertaining and everyday living. Whether you're looking to host, relax, or invest, this home has it all—space, versatility, and undeniable curb appeal. Don't miss this rare opportunity.

Built in 2021

### Essential Information

MLS® #	E4442562
Price	\$599,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,153



Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3517 Checknita Point
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4W6

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Secured Parking
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Park/Reserve, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 15th, 2025  
Days on Market      1  
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 16th, 2025 at 9:17am MDT