# \$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

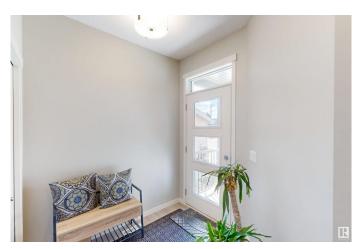
### **Essential Information**

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 52

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 August 23rd, 2025 at 4:32pm MDT