

## \$599,900 - 3193 Checknita Way, Edmonton

MLS® #E4419186

**\$599,900**

3 Bedroom, 2.50 Bathroom, 1,948 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

This gorgeous 2-storey home in the desirable southwest community of Cavanagh is the epitome of modern living! The open concept main floor features a bright great room with a sleek linear fireplace, creating an inviting and airy atmosphere. The modern kitchen, complete with stunning quartz countertops & stainless steel appliances, is perfect for both entertaining and family meals. With 3 spacious bedrooms, 2.5 baths, upper level loft plus a versatile main floor den, there's plenty of room for everyone. The side entrance to the basement offers additional potential, while the double attached garage provides convenient parking and storage. Located in a prime neighborhood with easy access to schools, shopping, Gateway Blvd, Anthony Henday, and YEG Airport, this home offers the perfect blend of luxury, style, and convenience. Whether you're working from home or enjoying time with family, this home has it all.

Built in 2022

### Essential Information

MLS® #	E4419186
Price	\$599,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,948
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., No Animal Home, No Smoking Home, HRV System
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

**Additional Information**

Date Listed            January 22nd, 2025  
Days on Market      87  
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 April 19th, 2025 at 6:32am MDT