# \$574,900 - 3530 Checknita Point, Edmonton

MLS® #E4433925

### \$574,900

3 Bedroom, 2.50 Bathroom, 1,749 sqft Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Beautiful Home in Cavanagh â€" Backing Onto Trails & Ravine! Nestled in a cul-de-sac, this stunning home backs onto walking trails and sits beside the Blackmud Creek Ravine. The main floor features 9' ceilings, modern pot lights, vinyl flooring throughout, and a chef-inspired kitchen with high-end Whirlpool appliances, quartz countertops, a large island, and a walk-in pantry. The open-concept living area is bright and inviting. Upstairs, the spacious master bedroom includes a walk-in closet and ensuite. A bright bonus room, upstairs laundry, and two additional bedrooms with a shared full bath complete the level. Located near schools, parks, shopping, the airport, and trails, this home is ideal for families. A new K-9 school has been approved in Cavanagh. The finished deck offers great outdoor space, with potential for a side entrance to the basement.



#### **Essential Information**

MLS® # E4433925 Price \$574,900

Bedrooms 3

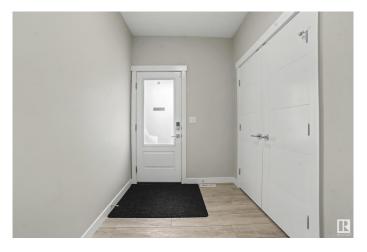
Bathrooms 2.50

Full Baths 2

Half Baths 1







Square Footage 1,749
Acres 0.00
Year Built 2020

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 3530 Checknita Point

Area Edmonton
Subdivision Cavanagh
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 4W6

#### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal

Home, No Smoking Home, Parking-Extra, Parking-Visitor, HRV System

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Gas. Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Cul-De-Sac, No Through Road, Picnic Area, Playground

Nearby, Public Transportation, Ravine View, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 2nd, 2025

Days on Market 50

Zoning Zone 55

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