

# \$459,000 - 3099 Checknita Way, Edmonton

MLS® #E4434113

**\$459,000**

3 Bedroom, 2.50 Bathroom, 1,542 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Located in the vibrant community of Cavanagh in SW Edmonton, this former Sterling Showhome is a beautifully maintained half-duplex offering 1,542 sq ft of thoughtfully designed living space. Built in 2020, it features 3 bedrooms, 2.5 bathrooms, and an open-concept main floor with stylish finishes, including vinyl plank and tile flooring. The upper level includes a convenient laundry room and a spacious primary suite with a 5-piece ensuite. The home also offers an unfinished basement for future development and a double attached garage. Situated on a west-facing lot and close to schools, shopping, and major roadways, this home blends comfort, quality, and location.

Built in 2020

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434113  |
| Price          | \$459,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,542     |
| Acres          | 0.00      |
| Year Built     | 2020      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3099 Checknita Way |
| Area        | Edmonton           |
| Subdivision | Cavanagh           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4E9            |

### Amenities

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 49            |
| 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 20th, 2025 at 7:32pm MDT