

Courtesy Of Ricky Singh Of MaxWell Polaris

## \$619,900 - 3319 Checknita Common, Edmonton

MLS® #E4457301

**\$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-bathroom home in the highly sought-after community of Cavanagh, complete with a double attached garage. The main floor showcases a versatile den, a bright and spacious living room, a large dining area with patio doors, and a modern kitchen featuring stainless steel appliances, quartz countertops, and a walk-in pantry, along with a mudroom and full bathroom. Upstairs, you'll find a generous bonus room, a luxurious primary suite with a 5-piece ensuite and walk-in closet, three additional bedrooms, a full bathroom, and convenient laundry. With 9' ceilings on the main floor, the home feels open and inviting. Step outside to a large composite deck, perfect for entertaining, along with a fully fenced and landscaped yard with back alley access. Surrounded by walking trails and parks, this home offers modern comfort and style in a family-friendly neighborhood, with easy access to schools, shopping, and transit. Truly a must-see!

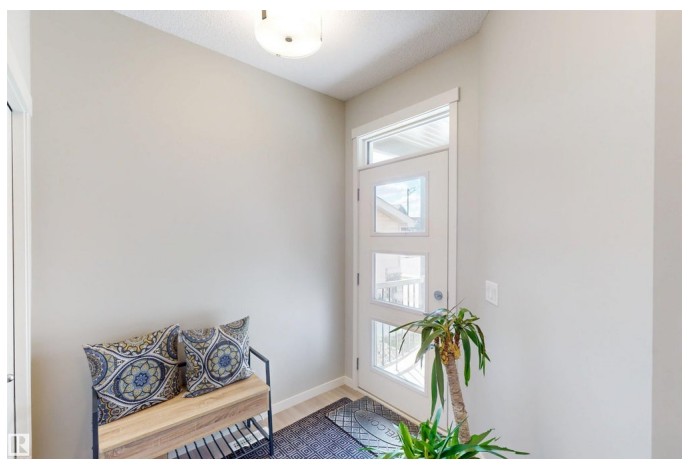
Built in 2019

### Essential Information

MLS® # E4457301

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, 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                      September 11th, 2025

Days on Market                7

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 September 17th, 2025 at 10:02pm MDT