# \$584,888 - 1459 Cherniak Way, Edmonton

MLS® #E4464683

#### \$584.888

5 Bedroom, 3.50 Bathroom, 1,808 sqft Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Beautiful 2-storey 1800+ sq ft CORNER LOT half duplex with double attached garage in sought-after Cavanagh! Built in 2022, this upgraded home offers a bright, open layout with vinyl flooring, designer lighting, and a custom fireplace feature wall. The chef's kitchen impresses with quartz countertops, upgraded cabinets, a large island, stainless steel appliances, and a walk-in pantry. Main floor includes a powder room and mudroom with extra storage. Upstairs features a primary suite with 5-pc ensuite, two additional bedrooms, a bonus room, laundry, and a 3-pc bath. Separate side entrance leads to a finished LEGAL BASEMENT SUITE with 2 bedrooms, 2nd kitchen & living areaâ€"ideal for extended family or rental income. Located near parks, schools & major routes. Modern design, great location & incredible valueâ€"don't miss this one!



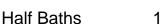
#### **Essential Information**

MLS® # E4464683 Price \$584,888

Bedrooms 5

Bathrooms 3.50

Full Baths 3









Square Footage 1,808 Acres 0.00 Year Built 2022

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

## **Community Information**

Address 1459 Cherniak Way

Area Edmonton
Subdivision Cavanagh
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5B1

#### **Amenities**

Amenities Ceiling 9 ft., Guest Suite, Secured Parking, HRV System, 9 ft. Basement

Ceiling

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Commercial, Fenced, Landscaped, Park/Reserve, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed November 3rd, 2025

Days on Market 2

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 November 5th, 2025 at 11:02am MST