

## \$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!

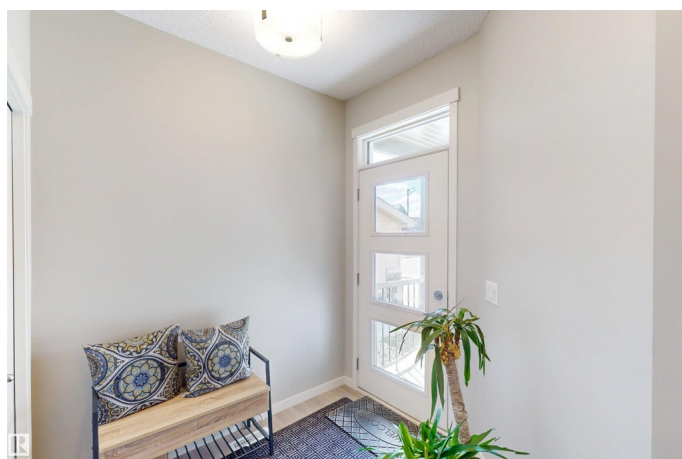
Built in 2019

### 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

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 11th, 2025 at 6:17pm MDT