

# \$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	45
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 16th, 2025 at 11:02am MDT