

## \$449,900 - 3097 Checknita Way, Edmonton

MLS® #E4447239

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,525 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to 3097 Checknita Way SW – your perfect home in the desirable Cavanagh community! This impressive 1,525 sq ft half-duplex offers a perfect blend of style and function, featuring 3 spacious bedrooms, 2.5 bathrooms, and an open-concept main floor designed for modern living. The sleek, easy-to-maintain vinyl plank flooring flows seamlessly throughout the main level, creating a warm and inviting atmosphere. The heart of the home is the beautiful kitchen, which opens up to a bright and airy living and dining space – ideal for entertaining or relaxing with family. Upstairs, you’ll find cozy carpeted floors in all three bedrooms, including the oversized primary suite, which boasts a 4-piece ensuite for the ultimate comfort. Two more spacious bedrooms, a full bathroom, and a convenient laundry room complete the second floor. The unfinished basement offers a blank canvas for whatever you envision – more living space, a home gym, or extra storage. Plus, the double attached garage ensures plenty of room.

Built in 2020

### Essential Information

MLS® # E4447239

Price \$449,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,525
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3097 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	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	17
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 July 28th, 2025 at 5:32pm MDT