

# \$589,900 - 3530 Checknita Point, Edmonton

MLS® #E4428709

**\$589,900**

3 Bedroom, 2.50 Bathroom, 1,749 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Beautiful Home in Cavanagh â€“ Backing Onto Trails & Ravine! Nestled in a cul-de-sac, this stunning home backs onto walking trails and sits beside the Blackmud Creek Ravine. The main floor features 9â€™ ceilings, modern pot lights, vinyl flooring throughout, and a chef-inspired kitchen with high-end Whirlpool appliances, quartz countertops, a large island, and a walk-in pantry. The open-concept living area is bright and inviting. Upstairs, the spacious master bedroom includes a walk-in closet and ensuite. A bright bonus room, upstairs laundry, and two additional bedrooms with a shared full bath complete the level. Located near schools, parks, shopping, the airport, and trails, this home is ideal for families. A new K-9 school has been approved in Cavanagh. The finished deck offers great outdoor space, with potential for a side entrance to the basement.

Built in 2020

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428709  |
| Price      | \$589,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,749                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3530 Checknita Point |
| Area        | Edmonton             |
| Subdivision | Cavanagh             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 4W6              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Parking-Extra, Parking-Visitor, See Remarks |
| Parking   | Double Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, See Remarks   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Creek, Cul-De-Sac, Fenced, Picnic Area, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, See Remarks   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 8

Zoning Zone 55

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Listing information last updated on April 11th, 2025 at 12:32am MDT