

## \$599,999 - 3517 Checknita Point, Edmonton

MLS® #E4442562

**\$599,999**

4 Bedroom, 3.00 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

A rare gem tucked away in a peaceful cul-de-sac, offering 2,153 square feet of beautifully designed living space. This 4-bedroom, 3-full-bathroom home combines style, comfort, and functionality in every corner. With one spacious bedroom and a full bathroom on the main floor, it's perfect for guests, in-laws, or anyone seeking a flexible living arrangement. Upstairs, you'll find three more generously sized bedrooms, ideal for a growing family or a quiet retreat. The home features a separate entrance to the basement, opening the door to future rental potential, a private suite, or a dream home gym. The layout is bright and airy, made for both entertaining and everyday living. Whether you're looking to host, relax, or invest, this home has it all—space, versatility, and undeniable curb appeal. Don't miss this rare opportunity.

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442562  |
| Price          | \$599,999 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,153     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2021                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3517 Checknita Point |
| Area        | Edmonton             |
| Subdivision | Cavanagh             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 4W6              |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Secured Parking |
| Parking   | Double Garage Attached                                                                            |

### Interior

|                   |                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                          |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Park/Reserve, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                   |

**Additional Information**

Date Listed                June 15th, 2025  
Days on Market        1  
Zoning                    Zone 55

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