

## \$559,000 - 3303 Checknita Common, Edmonton

MLS® #E4444814

**\$559,000**

3 Bedroom, 2.50 Bathroom, 1,894 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this stunning corner-lot home in the heart of South Edmonton with direct access to the natural beauty of Blackmud Creek Ravine and its serene conservation trails. This nearly 1,900 sq. ft. two-storey gem offers modern living with thoughtful design. Upstairs, you'll find three spacious bedrooms plus a versatile bonus room. The main floor features a contemporary kitchen with sleek finishes, ideal for entertaining or everyday cooking. Outside, enjoy one of the largest backyards in the area, with convenient back lane access—ideal for RV or boat parking, and extra guest parking. Whether you're an outdoor enthusiast or simply love extra space, this home combines location, lifestyle, and layout seamlessly. Don't miss your chance to live steps from nature with all the amenities of city living. The neighbourhood is conveniently located, it's close to schools, shopping centres and the future LRT station. With easy access to 41 ave, QE2 and Anthony Headay. Make your commute a breeze.

Built in 2019

### Essential Information

MLS® # E4444814

Price \$559,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,894                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3303 Checknita Common |
| Area        | Edmonton              |
| Subdivision | Cavanagh              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 4E8               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, See Remarks |
| Parking   | Double Garage Attached                            |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, 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 | Fenced, Landscaped, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 55         |

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Listing information last updated on July 8th, 2025 at 1:17am MDT