

# **\$619,900 - 3319 Chechnita Common, Edmonton**

MLS® #E4434506

**\$619,900**

4 Bedroom, 3.00 Bathroom, 2,377 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this stunning 4-bedroom & 3 washrooms home located in the beautiful and most desirable community of CAVANAGH with double attached car garage. The main floor offers a DEN, a spacious living room, large dining area with patio door, bright kitchen with stainless steel appliances, walk-in pantry & quartz countertops, mud room & a full bathroom. Upstairs, you'll find a huge bonus room, a master bedroom with a 5-piece ensuite with walk-in closet, 3 additional bedrooms, a common washroom, and a laundry room. Main floors have 9' ceiling height. Outside, the large composite deck is perfect for entertaining & property is fully fenced & landscaped & has back alley. This home offers modern comfort and style in a family-friendly neighbourhood surrounded by walking trails and parks. Located in the sought-after Cavanagh neighbourhood, you'll enjoy easy access to schools, parks, shopping centers, and public transportation, making it perfect for families. **MUST SEE!!**

Built in 2019

## **Essential Information**

MLS® # E4434506

Price \$619,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,377
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3319 Checknita Common
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4E8

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, 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	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 5th, 2025

Days on Market                32

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 6th, 2025 at 8:17am MDT