

## \$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	22
Zoning	Zone 55

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