

## \$564,900 - 3530 Checknita Point, Edmonton

MLS® #E4446617

**\$564,900**

3 Bedroom, 2.50 Bathroom, 1,749 sqft

Single Family on 0.00 Acres

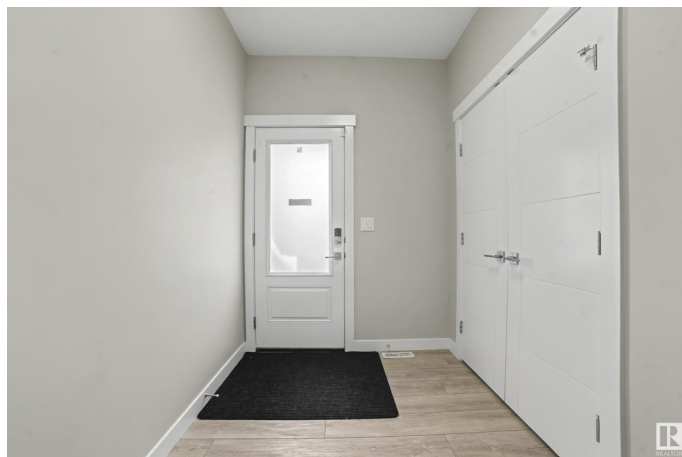
Cavanagh, Edmonton, AB

Beautiful Home in Cavanagh – 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 9'™ 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® #	E4446617
Price	\$564,900
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	On Street Parking, Deck, Hot Water Tankless, Parking-Extra, See Remarks, HRV System
Parking	Double Garage Attached
Is Waterfront	Yes

### 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, Asphalt, Stone, Vinyl
Exterior Features	Airport Nearby, Creek, Cul-De-Sac, Golf Nearby, Picnic Area, Playground Nearby, Ravine View, River Valley View
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 9th, 2025  
Days on Market        5  
Zoning                    Zone 55

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