

## \$389,000 - 3135 Checknita Way, Edmonton

MLS® #E4465963

**\$389,000**

3 Bedroom, 2.50 Bathroom, 1,401 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this charming 1,400 sq ft 3-bedroom, 2.5-bathroom townhouse in the sought-after community of Cavanagh. Offering modern comfort and unbeatable convenience, this home is perfect for families, professionals, or first-time buyers. Step inside to an inviting open-concept main floor featuring a bright living space and a well-appointed kitchen complete with stainless steel appliances and ample cabinetry. Upstairs, you'll find three spacious bedrooms, including a comfortable primary suite with its own ensuite bathroom. The unfinished basement provides endless possibilities - create a home gym, recreation room, or additional storage to suit your lifestyle. Outside, enjoy a large fenced yard, ideal for kids, pets, and outdoor entertaining. Located just 5 minutes from South Edmonton Common and only 15 minutes to the airport, this home offers quick access to major amenities, shopping, dining, and transportation routes. Move-in ready and perfectly situated - this Cavanagh townhouse has everything you need

Built in 2021

### Essential Information

MLS® # E4465963

Price \$389,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,401                |
| Acres          | 0.00                 |
| Year Built     | 2021                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3135 Checknita Way |
| Area        | Edmonton           |
| Subdivision | Cavanagh           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4W5            |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, See Remarks |
| Parking   | Front Drive Access, Single Garage Attached      |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave 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, Stone, Vinyl                                                                                                             |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                               |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 55             |

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Listing information last updated on November 19th, 2025 at 2:47pm MST