

\$564,900 - 3530 Checknita Point, Edmonton

MLS® #E4446617

\$564,900

3 Bedroom, 2.50 Bathroom, 1,749 sqft

Single Family on 0.00 Acres

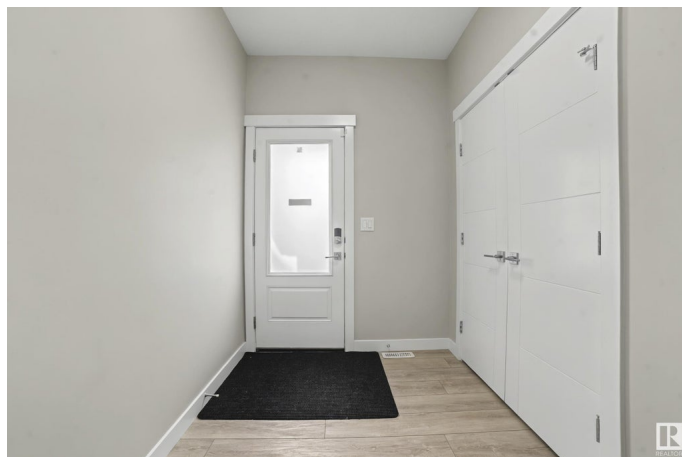
Cavanagh, Edmonton, AB

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	2
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 July 11th, 2025 at 5:17pm MDT