

# \$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        23  
Zoning                    Zone 55

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