



## 3017 CHECKNITA Way Edmonton AB

\$459,999

Welcome to the Extra-Large HF duplex in Cavanagh with NO CONDO FEES! This unique property boasts a DOUBLE ATTACHED Garage, a versatile Prayer/Study room, and a bright bonus room with a large window, blending functionality and tranquility. The main floor features 9-foot ceilings, an inspiring L-shaped kitchen with granite countertops, stainless steel appliances, a corner pantry, and a tile backsplash. The airy dinette with patio doors leads to a sunny deck, while the spacious living room, highlighted by a cozy gas fireplace, is perfect for family gatherings. Upstairs, the bonus/flex space can be tailored to your lifestyle, with the primary bedroom offering a serene retreat with a luxurious 3-piece ensuite and a walk-in closet. Two more bedrooms, a den (Prayer/Study room), and another 3-piece bathroom complete the upper level. The extended driveway accommodates up to 4 vehicles, and you're minutes from QE2, Anthony Henday, and all amenities. Welcome home!

Listing Presented By:



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