



3335 CHECKNITA Common Edmonton AB

\$495,000

Discover a perfect blend of comfort & efficiency in this beautiful property. The main floor offers an open-concept living and kitchen area featuring SS appliances & a breakfast bar island, ideal for entertaining. Natural light floods the space through a skylight in the stairwell, creating a warm & inviting atmosphere. Stay cozy year-round with the two-stage, variable-speed ECM gas furnace, boasting a remarkable 96% AFUE rating & fully insulated ductwork for optimal efficiency. The home is equipped with an AC unit to keep you cool during warmer months, and it's solar-ready, providing an excellent opportunity for sustainable energy solutions. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with a 3pc ensuite. A 4pc bath & convenient laundry round out this floor. The 20x24 garage includes an overhead door, is heated with a gas radiant tube heater, & complete with a 60 amp sub panel for convenience. Step outside to relax in your hot tub, overlooking a landscaped yard with a fire pit.

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

jay@jaysells.ca

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca