

## **\$594,800 - 1459 Cherniak Way, Edmonton**

MLS® #E4428624

**\$594,800**

5 Bedroom, 2.50 Bathroom, 1,905 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Beautiful 2-storey 1900 sq ft CORNER LOT HALF DUPLEX with double attached car garage (2022 Built with Upgraded finishes throughout) home nestled in the Heart of your favorite community in Southwest - CAVANAGH!! Upon entrance you will find bright open layout with beautiful vinyl flooring and handpick accent lighting. POWDER WASHROOM ON THE MAIN FLOOR, Mud room with another closet. Huge kitchen with Upgraded cabinets & Huge centre island, equipped with STAINLESS STEEL appliances, QUARTZ COUNTERTOPS and a walk-in pantry with MDF shelves. A CUSTOM FIREPLACE FEATURE WALL in living room and a DINING NOOK finishes up the main floor. Upstairs you'll find a MASTER BEDROOM WITH 5-PIECE ENSUITE BATHROOM, 2 Secondary bedrooms with a 3-piece common bath, a HUGE BONUS ROOM and laundry. Separate side entrance to the finished basement making it perfect for growing families with 2-bedrooms, second kitchen and living room. PRICED TO SELL AND IT WON'T LAST!!!

Built in 2022

### **Essential Information**

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Price \$594,800



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,905
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1459 Cherniak Way
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5B1

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Commercial, Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 2nd, 2025
Days on Market	30
Zoning	Zone 55

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Listing information last updated on May 2nd, 2025 at 12:47pm MDT