

Courtesy Of Jaspreet Sehgal Of RE/MAX Excellence

## \$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

|        |           |
|--------|-----------|
| MLS® # | E4428624  |
| 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 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 8  
Zoning Zone 55

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Listing information last updated on April 10th, 2025 at 6:47pm MDT