

# \$584,888 - 1459 Cherniak Way, Edmonton

MLS® #E4464683

**\$584,888**

5 Bedroom, 3.50 Bathroom, 1,808 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Beautiful 2-storey 1800+ sq ft CORNER LOT half duplex with double attached garage in sought-after Cavanagh! Built in 2022, this upgraded home offers a bright, open layout with vinyl flooring, designer lighting, and a custom fireplace feature wall. The chef’s kitchen impresses with quartz countertops, upgraded cabinets, a large island, stainless steel appliances, and a walk-in pantry. Main floor includes a powder room and mudroom with extra storage. Upstairs features a primary suite with 5-pc ensuite, two additional bedrooms, a bonus room, laundry, and a 3-pc bath. Separate side entrance leads to a finished LEGAL BASEMENT SUITE with 2 bedrooms, 2nd kitchen & living area—ideal for extended family or rental income. Located near parks, schools & major routes. Modern design, great location & incredible value—don’t miss this one!

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464683  |
| Price      | \$584,888 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



1459 Cherniak Way Edmonton



|                |               |
|----------------|---------------|
| Square Footage | 1,808         |
| 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., Guest Suite, Secured Parking, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Glass Door                |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                         |
| Exterior Features | Airport Nearby, Commercial, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 3rd, 2025

Days on Market                4

Zoning                            Zone 55

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Listing information last updated on November 6th, 2025 at 9:47pm MST