

## \$630,000 - 34 3090 Cameron Heights Way, Edmonton

MLS® #E4420542

**\$630,000**

2 Bedroom, 3.00 Bathroom, 1,263 sqft

Condo / Townhouse on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Welcome to this Luxurious 55+ ADULT BUNGALOW in Cameron Heights. Come through the Open Living Space featuring Hardwood Floors, Vaulted Ceilings, Large Windows, Garden Doors & Tiled Gas Fireplace. Next to it, is the kitchen w/ Maple Cabinets, complete w/ Granite Countertops, Built-in Wall Oven, Microwave, Elect Cook Top, Chimney Hood Fan & Refrigerator. The dining room overlooks the South-facing Backyard & Composite Deck w/ Gasline. Down the hall, you'll find the Primary Suite w/ Walk-in Closet, spacious 5 pc. Spa-like Ensuite, a Den, Laundry Room plus a 2nd Full Bathroom. The finished Basement has a Large Rec Room (pre-wired for projector), 2nd Bedroom, Full 4 pc. Bath, and large utility room that fits a Ping Pong Table. Rivers Edge Villas is a Well Maintained Adult Community, adjacent to the Ravines & Walking Trails. Additionally, The Cameron Heights Community League offers Community Garden, Playground, Basketball Court, Ice Rink & Hall.

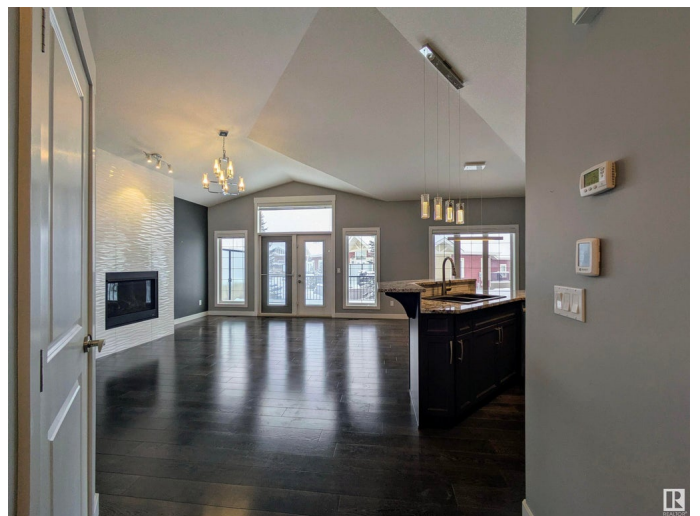
Built in 2015

### Essential Information

MLS® # E4420542

Price \$630,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,263             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 34 3090 Cameron Heights Way |
| Area        | Edmonton                    |
| Subdivision | Cameron Heights (Edmonton)  |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6M 0C9                     |

### Amenities

|                |                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-2"x6", Front Porch, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                                                               |
| Parking        | Double Garage Attached                                                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Furniture Included, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                      |
| Fireplaces        | Tile Surround                                                                                                                                                                                                                                            |
| Stories           | 2                                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                                                           |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                                           |
| Exterior Features | Backs Onto Park/Trees, Low Maintenance Landscape, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stone, Hardie Board Siding                                                           |
| Foundation        | Concrete Perimeter                                                                         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 75                 |
| Zoning         | Zone 20            |
| HOA Fees       | 240                |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$395              |

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Listing information last updated on April 22nd, 2025 at 11:47am MDT