# \$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

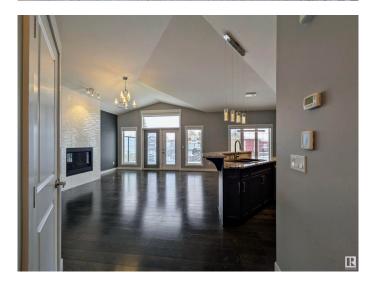
#### **Essential Information**

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 83

Zoning Zone 20

HOA Fees 240

HOA Fees Freq. Annually

Condo Fee \$395

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Listing information last updated on April 30th, 2025 at 12:17pm MDT