\$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

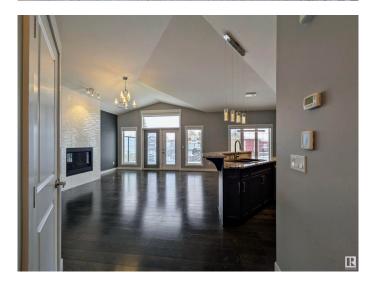
Essential Information

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 131

Zoning Zone 20

HOA Fees 240

HOA Fees Freq. Annually

Condo Fee \$395

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