

\$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.

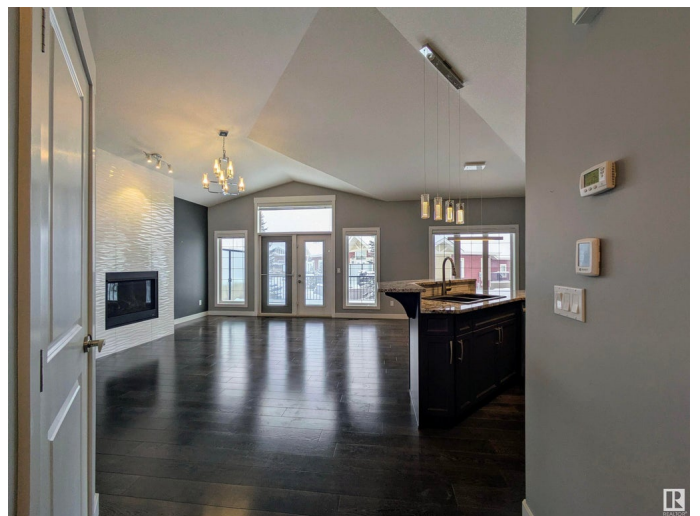
Built in 2015

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 | 72 |
| Zoning | Zone 20 |
| HOA Fees | 240 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$395 |

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Listing information last updated on April 19th, 2025 at 5:17pm MDT