

\$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 S
Exterior Features	Backs Onto Park/Trees, L Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board S
Foundation	Concrete Perimeter



Additional Information

Date Listed	February 6th, 2025
Days on Market	177
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually
Condo Fee	\$395

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