

Courtesy Of Brad Richardson Of MaxWell Progressive

# \$1,225,000 - 3713 Cameron Heights Place, Edmonton

MLS® #E4428680

**\$1,225,000**

5 Bedroom, 4.00 Bathroom, 2,845 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Experience luxury in Cameron Heights with this exquisite home designed for elegance. The main floor boasts hardwood; a sophisticated office with wainscoting; & a chef's kitchen with ceiling-height cabinetry, Caesarstone counters, centre island, premium appliances incl Jenn-Air gas cooktop refrigerator, & large pantry. Soaring 2 story ceiling heights in the living room features a stone F/P & chandelier, while a formal dining room, laundry/mudroom, & heated tile floors add convenience. Upstairs, the serene primary retreat offers a custom W/I closet, spa-like ensuite with a jetted tub, 3 sided F/P & double vanities. 2 additional bedrooms, a full bath & a spacious family room complete this level. The basement is perfect for entertaining with a soundproofed theatre-style rec room, 2 bedrooms that share a Jack-&-Jill bath & bonus space with wet bar. Enjoy music throughout with the built-in speaker system. The triple garage, peaceful pond views, walking trails & a quiet crescent location only add to this home.

Built in 2013

## Essential Information

MLS® #	E4428680
Price	\$1,225,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,845
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3713 Cameron Heights Place
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0R1

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Patio, Wet Bar
Parking Spaces	5
Parking	2 Outdoor Stalls, Front Drive Access, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings, See Remarks
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing, Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mic. Kostek/Good Shepherd
Middle	Bruce Smith/HE Beriault
High	Jasper Place/Oscar Romero

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	8
Zoning	Zone 20

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