

## **\$688,800 - 14 3090 Cameron Heights Way, Edmonton**

MLS® #E4455038

**\$688,800**

3 Bedroom, 3.00 Bathroom, 1,277 sqft

Condo / Townhouse on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

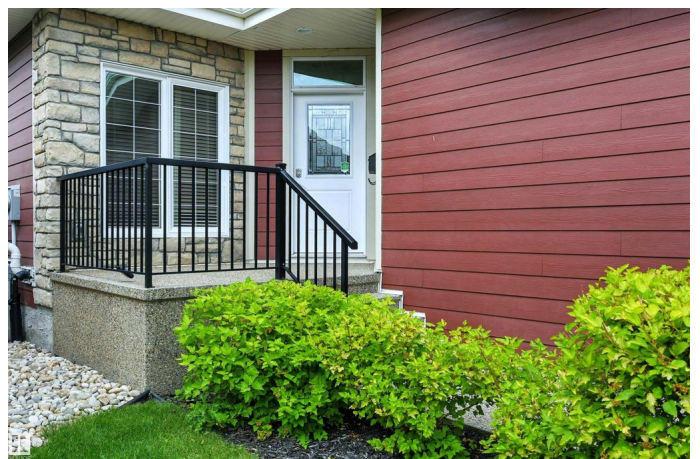
Pristine BUNGALOW with F/F WALKOUT BASEMENT BACKING A POND! Quiet luxury living at Rivers Edge Villas, a 55+ adult only community. Amazing location in Cameron Heights, surrounded by the lush river valley & steps to trails. Main flr boasts a thoughtfully designed open concept layout, vaulted ceiling, H/W floors, generously sized living rm w/ tons of natural light & gas f/p, laundry rm, den or 2nd bedrm, full bath & access to a massive SW facing deck overlooking the pond & walking path. Kitchen features a sleek dark color palette, granite counters, shaker cabinets w/ tons of storage & island w/ eating bar. Dine w/ a view of the peaceful greenspace from the breakfast nook. Roomy primary suite sanctuary offers 5pc ensuite w/ soaker tub & walk-in glass shower, walk-in closet & 9 ft ceilings. Entertainers will love the huge walkout basement - 9 ft ceilings & plenty of space for a family rm & rec/games rm. Perfect place to unwind and enjoy! 3rd bedrm, full bath & large storage rm complete this level. A must see!

Built in 2015

### **Essential Information**

MLS® # E4455038

Price \$688,800



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,277             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 14 3090 Cameron Heights Way |
| Area        | Edmonton                    |
| Subdivision | Cameron Heights (Edmonton)  |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6M 0S7                     |

### Amenities

|               |                                                                                                                                        |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, Vaulted Ceiling, Walkout Basement, See Remarks, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached                                                                                                                 |
| Is Waterfront | Yes                                                                                                                                    |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, No Back Lane, Public Transportation, Shopping Nearby, Stream/Pond, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                             |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 20           |
| HOA Fees       | 240               |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$395             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 3rd, 2025 at 9:02pm MDT