

## \$874,900 - 3153 Cameron Heights Way, Edmonton

MLS® #E4436622

**\$874,900**

3 Bedroom, 4.00 Bathroom, 3,199 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

This stunning 3,000+ sq ft home features sought-after floor plan, FACES A SERENE PARK, HAS A SEPARATE SIDE ENTRANCE for a POTENTIAL BSMT suite, & TRIPLE GARAGE. Step into this impressive 2-storey residence with 3 bedrooms plus a den, and 4 full bathrooms. The expansive kitchen boasts an oversized island with quartz countertops, extended cabinetry, and premium finishes, including elegant wall and floor tiles, engineered hardwood, and BRAND NEW CARPET UPSTAIRS. SOARING CEILINGS in the front entry and great room create a grand first impression. WALK-THROUGH PANTRY and spacious mudroom with custom shelving add everyday convenience. Upstairs, you'll find TWO luxurious primary suites and a generous loft area WITH OPEN TO BELOW at both the front and rear of the home. Designer touches include a feature walls in the loft and master bedroom, sleek glass railings, a central vacuum system, and A/C. Enjoy outdoor living on the FULL SIZE DECK.

Built in 2017

### Essential Information

MLS® # E4436622

Price \$874,900

Bedrooms 3



Bathrooms	4.00
Full Baths	4
Square Footage	3,199
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3153 Cameron Heights Way
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0S4

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Vacuum System-Roughed-In
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	104
Zoning	Zone 20

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