

# **\$1,000,000 - 2554 Cameron Ravine Landing, Edmonton**

MLS® #E4454095

**\$1,000,000**

8 Bedroom, 3.50 Bathroom, 3,310 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

WOW! Welcome to this stunning custom-built home in prestigious Cameron Heights featuring 8 BEDROOMS & 3.5 BATHROOMS! Thoughtfully designed for both elegance & everyday comfort this home is equipped with Smart Home System and nearly 5,000 sq ft of living space with serene pond views and direct access to walking trails. The chef's kitchen features double islands, dual dishwashers, stainless steel appliances, and a walk-through pantry with wine fridge—perfect for entertaining. Upstairs, retreat to a spacious primary suite with a fully renovated spa-inspired ensuite complete with dual shower, stand-alone tub, and double vanity. A large bonus room and 3 spacious bedrooms provide flexible living space for families of all sizes. The fully finished basement includes 4 additional bedrooms, a full bath, and expansive rec space with wet bar—ideal for guests, teens, or multigenerational living. Don't miss this rare opportunity to own a move-in ready luxury home in one of Edmonton's most sought-after communities!

Built in 2013

## **Essential Information**

MLS® # E4454095

Price \$1,000,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 8                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,310                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2554 Cameron Ravine Landing |
| Area        | Edmonton                    |
| Subdivision | Cameron Heights (Edmonton)  |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6M 0L2                     |

### Amenities

|                |                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", No Smoking Home, Vaulted Ceiling, Vinyl Windows, Wet Bar |
| Parking Spaces | 6                                                                                                                                     |
| Parking        | Triple Garage Attached                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                               |
| Fireplaces        | Stone Facing                                                                                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                                                                    |

**Exterior**

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement, Stone                                                                                                                    |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Fiber Cement, Stone                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 20           |
| HOA Fees       | 240               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 25th, 2025 at 12:33pm MDT