

# \$1,190,000 - 3167 Cameron Heights Way, Edmonton

MLS® #E4463406

**\$1,190,000**

4 Bedroom, 5.00 Bathroom, 3,200 sqft

Single Family on 0.00 Acres

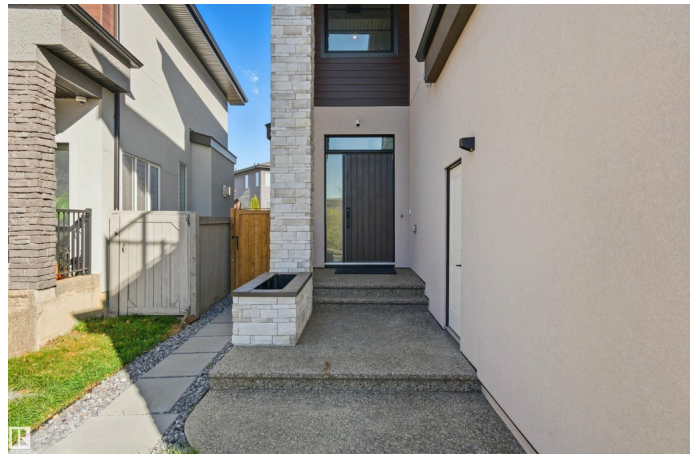
Cameron Heights (Edmonton), Edmonton, AB

Welcome to luxurious custom built home in cameron heights. This two storey house with 3200 sq.ft has (TOTAL 5 bedrooms) 4 bedrooms on second floor( ALL ENSUITES). primary bedroom has its separate 11x19ft balcony. Front bed rooms has nice view of pond and greenery and access to front balcony. Bonus room also located on second floor with 9 ft ceiling on entire upper level. MAIN FLOOR- Step in to a soaring foyer with 22-foot ceiling, living room has stunning ceiling design and feature wall with gas fire place. Gourmet kitchen has SS appliances, huge island and walk through pantry and main level has 10 ft ceiling. Dining area has extended kitchen cabinets and leads to 11x19 ft covered balcony. Main level has 5TH. bedroom/office, full bath, laundry and mudroom. Front attached triple garage insulated and finished. Basement framed with 9 ft walls as a secondary suite-unfinished. basement has separate entry and has city secondary suite permit.

Built in 2023

## Essential Information

MLS® #	E4463406
Price	\$1,190,000
Bedrooms	4



Bathrooms	5.00
Full Baths	5
Square Footage	3,200
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3167 Cameron Heights Way
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0S5

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Front Drive Access, Insulated, Triple Garage Attached, EV Charging Station

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Oven Built-In-Two
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Heatilator/Fan, Remote Control
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, See Remarks

## Exterior

Exterior	Wood, Metal, Stone, Stucco
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, River Valley View, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	October 24th, 2025
Days on Market	3
Zoning	Zone 20

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 October 27th, 2025 at 6:02pm MDT