

## \$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 & fridge, plus large pantry. Soaring 2-storey ceilings in the living room feature a stone F/P & chandelier, while a formal dining room, laundry/mudroom, & heated tile floors in main/lower baths add comfort. Upstairs, the serene primary retreat offers a custom W/I closet, spa-like ensuite with jetted tub, 3-sided F/P & double vanities. Two more bedrooms, a full bath, and a large family room complete the upper level. The basement is perfect for entertaining with a soundproofed theatre-style rec room, 2 bedrooms sharing a Jack-&-Jill bath, & bonus space with wet bar. Enjoy built-in speakers, outdoor kitchen, low-maintenance yard, 3-car driveway, triple garage, pond views & nearby trails.

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	16
Zoning	Zone 20

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