

Courtesy Of Mona C LaHaie Of RE/MAX Elite

## **\$1,200,000 - 1303 Clement Court, Edmonton**

MLS® #E4417176

**\$1,200,000**

4 Bedroom, 2.50 Bathroom, 3,231 sqft  
Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Stunning 3231 sq. ft. PLATINUM SIGNATURE HOME with amazing ATTENTION TO DETAIL, located on a spacious corner lot just STEPS TO TRAILS with a perfect sized yard! Enter this open concept CONTEMPORARY 2 STORY great room surrounded by NATURAL LIGHT with a LINEAR FIREPLACE, RICH BLOND HARDWOOD & access to the fabulous DECK with gas & yard with LV LIGHTING! The GLASS ROOM offers unlimited DESIGN CHOICES! 10' CEILINGS throughout the main & a spacious dining room with TRANSOM WINDOWS leads to the ISLAND KITCHEN surrounded by an abundance of MODERN CABINERY, QUARTZ WATERFALL, LUXURY BI APPLIANCES, GAS COOKTOP & BOSCH COFFEE CENTER! A generous WALK IN PANTRY & a perfectly organized MUDROOM are just off of the HEATED GARAGE that features an EV CHARGER & EPOXY FLOORS! The CENTRAL STAIRCASE leads up to a bright BONUS ROOM, 4 generous bedrooms, the 5 pc. MAIN BATH plus the LAUNDRY ROOM. The SUNLIT PRIMARY offers an IMPRESSIVE WI CLOSET & SPA ENSUITE with SHOWER & TUB. AC, POWER BLINDS, WATER FEATURE & BI SONOS, WOW!

Built in 2021



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4417176               |
| Price          | \$1,200,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,231                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1303 Clement Court         |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0C9                    |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, HRV System |
| Parking Spaces | 6  |
| Parking        | Heated, Insulated, Triple Garage Attached, EV Charging Station                                       |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door, See Remarks  |
| Stories           | 2  |

Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Stone, Stucco  
Exterior Features Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby  
Lot Description 17.00x41.8  
Roof Asphalt Shingles  
Construction Wood, Stone, Stucco  
Foundation Concrete Perimeter

### School Information

Elementary Michael A Kostek School  
Middle S. Bruce Smith School  
High Jasper Place School

### Additional Information

Date Listed January 6th, 2025  
Days on Market 88  
Zoning Zone 20

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Listing information last updated on April 4th, 2025 at 1:32pm MDT