

Courtesy Of Brad Richardson Of MaxWell Progressive

# \$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

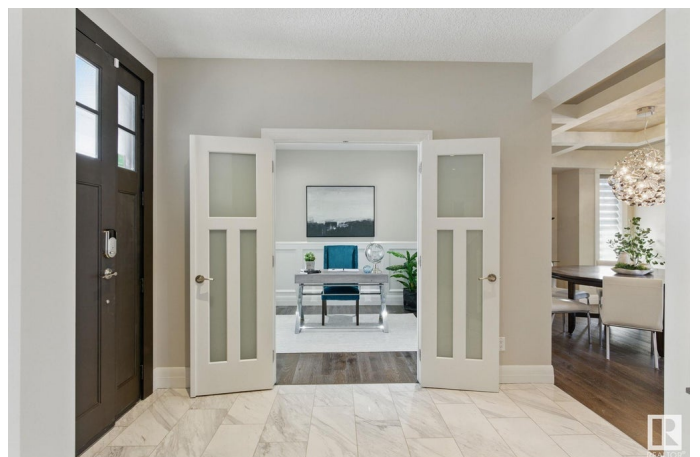
Cameron Heights (Edmonton), Edmonton, AB

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 refrigerator, & large pantry. Soaring 2 story ceiling heights in the living room features a stone F/P & chandelier, while a formal dining room, laundry/mudroom, & heated tile floors add convenience. Upstairs, the serene primary retreat offers a custom W/I closet, spa-like ensuite with a jetted tub, 3 sided F/P & double vanities. 2 additional bedrooms, a full bath & a spacious family room complete this level. The basement is perfect for entertaining with a soundproofed theatre-style rec room, 2 bedrooms that share a Jack-&-Jill bath & bonus space with wet bar. Enjoy music throughout with the built-in speaker system. The triple garage, peaceful pond views, walking trails & a quiet crescent location only add to this home.

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 | 2               |
| Zoning         | Zone 20         |

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