

# **\$1,995,000 - 3719 Cameron Heights Place, Edmonton**

MLS® #E4419886

**\$1,995,000**

3 Bedroom, 3.00 Bathroom, 3,079 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Nestled on a private ravine lot, this custom-built walkout bungalow offers an unparalleled blend of luxury and tranquility. Thoughtfully designed, it features soaring twelve-foot ceilings, hand-scraped walnut and travertine flooring, and expansive windows that frame breathtaking one-hundred-and-eighty-degree views. The great room is bathed in natural light, centered around a striking three-sided marble fireplace. A chef's kitchen boasts premium appliances, generous prep space, and exquisite designer details, perfect for hosting. A second living area doubles as a four-season sunroom, seamlessly connecting indoor and outdoor living. The serene primary suite includes a spa-inspired ensuite and a custom dressing area. The walkout level is an entertainer's dream with a golf simulator, wet bar, and dual recreational spaces. An oversized heated quad garage features a pet shower, bathroom, and space for car lifts. Minutes from amenities yet immersed in nature, this home is a true retreat.

Built in 2013

## **Essential Information**

MLS® # E4419886

Price \$1,995,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,079
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3719 Cameron Heights Place
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0R1

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Hot Water Tankless, No Animal Home, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, Wet Bar, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	220 Volt Wiring, Heated, Insulated, Over Sized, Quad or More Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Wine/Beverage Cooler, Dishwasher-Two, Projector
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Marble Surround, Three Sided, See Remarks
Stories	2

Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Ravine View, Treed Lot, See Remarks
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	January 31st, 2025
Days on Market	90
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

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 May 1st, 2025 at 5:32am MDT