

# **\$899,000 - 3153 Cameron Heights Way, Edmonton**

MLS® #E4436622

**\$899,000**

3 Bedroom, 4.00 Bathroom, 3,199 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

This stunning 3,000+ sq ft home features sought-after floor plan, FACES A SERENE PARK, HAS A SEPARATE SIDE ENTRANCE for a POTENTIAL BSMT suite, & TRIPLE GARAGE. Step into this impressive 2-storey residence with 3 bedrooms plus a den, and 4 full bathrooms. The expansive kitchen boasts an oversized island with quartz countertops, extended cabinetry, and premium finishes, including elegant wall and floor tiles, engineered hardwood, and BRAND NEW CARPET UPSTAIRS. SOARING CEILINGS in the front entry and great room create a grand first impression. WALK-THROUGH PANTRY and spacious mudroom with custom shelving add everyday convenience. Upstairs, you'll find TWO luxurious primary suites and a generous loft area WITH OPEN TO BELOW at both the front and rear of the home. Designer touches include a feature walls in the loft and master bedroom, sleek glass railings, a central vacuum system, and A/C. Enjoy outdoor living on the FULL SIZE DECK.

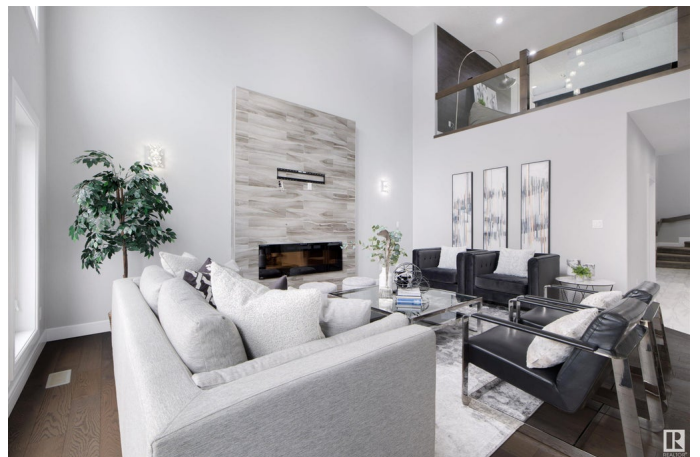
Built in 2017

## **Essential Information**

MLS® # E4436622

Price \$899,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,199                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3153 Cameron Heights Way   |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0S4                    |

### Amenities

|           |                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Vacuum System-Roughed-In |
| Parking   | Triple Garage Attached                                                                                                        |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 2                                                                                                                                           |
| Has Suite         | Yes                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                              |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 80             |
| Zoning         | Zone 20        |

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Listing information last updated on August 2nd, 2025 at 9:31pm MDT