

## **\$670,000 - 22 3090 Cameron Heights Way, Edmonton**

MLS® #E4429166

**\$670,000**

2 Bedroom, 2.50 Bathroom, 1,374 sqft

Condo / Townhouse on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Gorgeous only begins to describe the Outstanding Quality, Excellent Condition, of this sought after 55+ Adult luxury Bungalow backing a park reserve, dry pond, just a short distance to The North Saskatchewan River in Prestigious Cameron Heights. Located in a Peaceful, exclusive enclave of luxury bungalows this stunning home features soaring vaulted ceilings and an abundance of large windows that flood the open floor plan with light. The chef's dream kitchen with central island flows seamlessly into the spacious great room creating a perfect setting for relaxation and entertaining. The main floor primary bedroom has a spa luxury ensuite, large counter space, double sinks, resort shower & soaker tub, walk in closet, private deck, patio access to enjoy the park reserve . There is a nice den, flex space on the main floor, and a front deck veranda to further enjoy relaxing in the outdoors. The fully developed lower level offers additional elegant living space. Best lifestyle with nature, luxury and tranquility!

Built in 2016

### **Essential Information**

MLS® # E4429166

Price \$670,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,374
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	22 3090 Cameron Heights Way
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0C9

### Amenities

Amenities	Off Street Parking, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Vaulted Ceiling, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	24
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually
Condo Fee	\$395

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