

\$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 63
Zoning Zone 20
HOA Fees 240
HOA Fees Freq. Annually

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Listing information last updated on April 4th, 2025 at 5:02pm MDT