# \$620,000 - 34 3090 Cameron Heights Way, Edmonton

MLS® #E4453440

#### \$620,000

2 Bedroom, 3.00 Bathroom, 1,263 sqft Condo / Townhouse on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

This Age 55+ Adult Bungalow in Cameron Heights is perfect for those wanting Low Maintenance Living. Featuring Open Floor Plan with Vaulted Ceilings, Tiled Gas Fireplace, Maple Cabinets, Maple Hardwood Floors, Granite Countertops, Stainless Steel Appliances, Surrounded by Large Windows & Garden Doors, leading to the Spacious Vinyl Deck - Gas line ready for BBQ. Primary Bedroom fits King Bed & more, Spa-Like Ensuite has Soaker Tub & Stand-up Shower, WIC w/ Organizers. A Den/Office next to main 3 pc. Bath & Laundry Room. Basement has Large Rec Room, great for Movie Nights/Karaoke, a Bedroom & Full Bath for Guests. Tons of Storage Space in the Mechanical Room. Double Attached Garage is 19.3 w x 23.5 l. Rivers Edge Villas is Well Managed Community. Annual HOA is included in Mthly Condo Fee.





Built in 2015

#### **Essential Information**

MLS® # E4453440 Price \$620,000

Bedrooms 2

Bathrooms 3.00

Full Baths 3

Square Footage 1,263

Acres 0.00 Year Built 2015

Type Condo / Townhouse

Sub-Type Half Duplex
Style Bungalow
Status Active

## **Community Information**

Address 34 3090 Cameron Heights Way

Area Edmonton

Subdivision Cameron Heights (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 0R1

#### **Amenities**

Amenities Air Conditioner, Closet Organizers, Front Porch, Parking-Visitor, Vaulted

Ceiling, Natural Gas BBQ Hookup

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Built-In,

Oven-Microwave, Refrigerator, Stove-Countertop Electric

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Hardie Board Siding

Exterior Features Backs Onto Park/Trees, Low Maintenance Landscape, Playground

Nearby, Public Transportation, See Remarks

Roof Asphalt Shingles

Construction Wood, Hardie Board Siding

Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 17th, 2025

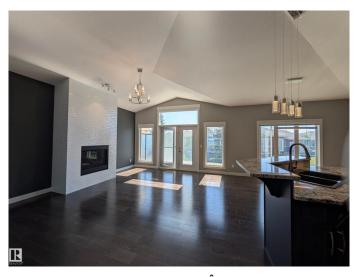
Days on Market 1

Zoning Zone 20

HOA Fees 240

HOA Fees Freq. Annually

Condo Fee \$395



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Listing information last updated on August 18th, 2025 at 5:32am MDT