

## \$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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