

## \$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	82
Zoning	Zone 20

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