

# **\$688,800 - 14 3090 Cameron Heights Way, Edmonton**

MLS® #E4455038

**\$688,800**

3 Bedroom, 3.00 Bathroom, 1,277 sqft

Condo / Townhouse on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

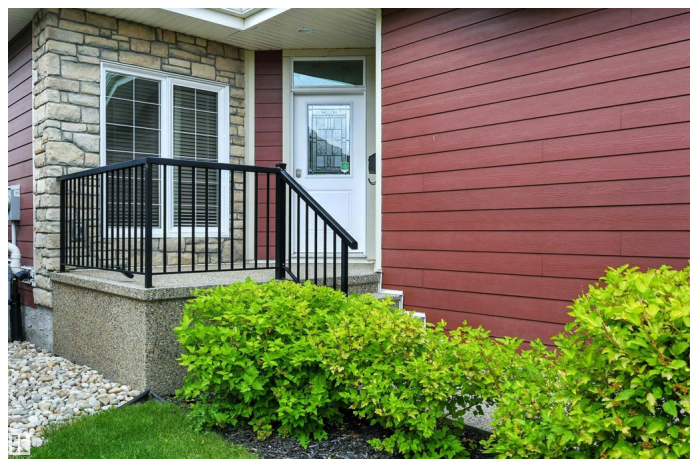
Pristine BUNGALOW with F/F WALKOUT BASEMENT BACKING A POND! Quiet luxury living at Rivers Edge Villas, a 55+ adult only community. Amazing location in Cameron Heights, surrounded by the lush river valley & steps to trails. Main flr boasts a thoughtfully designed open concept layout, vaulted ceiling, H/W floors, generously sized living rm w/ tons of natural light & gas f/p, laundry rm, den or 2nd bedrm, full bath & access to a massive SW facing deck overlooking the pond & walking path. Kitchen features a sleek dark color palette, granite counters, shaker cabinets w/ tons of storage & island w/ eating bar. Dine w/ a view of the peaceful greenspace from the breakfast nook. Roomy primary suite sanctuary offers 5pc ensuite w/ soaker tub & walk-in glass shower, walk-in closet & 9 ft ceilings. Entertainers will love the huge walkout basement - 9 ft ceilings & plenty of space for a family rm & rec/games rm. Perfect place to unwind and enjoy! 3rd bedrm, full bath & large storage rm complete this level. A must see!

Built in 2015

## **Essential Information**

MLS® # E4455038

Price \$688,800



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,277
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	14 3090 Cameron Heights Way
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0S7

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, Vaulted Ceiling, Walkout Basement, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, No Back Lane, Public Transportation, Shopping Nearby, Stream/Pond, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 26th, 2025
Days on Market	3
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually
Condo Fee	\$395

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Listing information last updated on August 29th, 2025 at 12:33pm MDT