

\$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	70
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually
Condo Fee	\$395

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