

# **\$1,995,000 - 3719 Cameron Heights Place, Edmonton**

MLS® #E4419886

**\$1,995,000**

3 Bedroom, 3.00 Bathroom, 3,079 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Nestled on a private ravine lot, this custom-built walkout bungalow offers an unparalleled blend of luxury and tranquility. Thoughtfully designed, it features soaring twelve-foot ceilings, hand-scraped walnut and travertine flooring, and expansive windows that frame breathtaking one-hundred-and-eighty-degree views. The great room is bathed in natural light, centered around a striking three-sided marble fireplace. A chef's kitchen boasts premium appliances, generous prep space, and exquisite designer details, perfect for hosting. A second living area doubles as a four-season sunroom, seamlessly connecting indoor and outdoor living. The serene primary suite includes a spa-inspired ensuite and a custom dressing area. The walkout level is an entertainer's dream with a golf simulator, wet bar, and dual recreational spaces. An oversized heated quad garage features a pet shower, bathroom, and space for car lifts. Minutes from amenities yet immersed in nature, this home is a true retreat.

Built in 2013

## **Essential Information**

MLS® # E4419886

Price \$1,995,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 3,079                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3719 Cameron Heights Place |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0R1                    |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Hot Water Tankless, No Animal Home, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, Wet Bar, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4   |
| Parking        | 220 Volt Wiring, Heated, Insulated, Over Sized, Quad or More Attached, See Remarks  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Wine/Beverage Cooler, Dishwasher-Two, Projector |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Marble Surround, Three Sided, See Remarks   |
| Stories           | 2   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Ravine View, Treed Lot, See Remarks |
| Roof              | Cedar Shakes  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 90                 |
| Zoning         | Zone 20            |
| HOA Fees       | 240                |
| HOA Fees Freq. | Annually           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 6:32pm MDT