

# **\$1,178,800 - 3165 Cameron Heights Way, Edmonton**

MLS® #E4453903

**\$1,178,800**

6 Bedroom, 5.00 Bathroom, 3,190 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Welcome to Cameron Heights! This exquisitely designed luxury residence offers over 4,880 SQFT. of finished living space across 3 meticulously crafted levels w/ 6 spacious bedrooms & 5 full bathrooms! Step into a soaring foyer w/ 25-foot ceilings, featuring floor-to-ceiling panel windows, dramatic feature wall & luxury light fixtures! A formal receiving area/living room, 3-sided glass fireplace, a formal dining room & family room that flows seamlessly into the gourmet chef's kitchen, featuring high-end appliances, GRANITE COUNTERTOPS, BREAKFAST NOOK & direct access to the deck! the SPICE KITCHEN, bedroom & full bath complete the main floor! Upstairs offers 3 spacious bedrooms incl. a Primary bedroom w/ private access to the BALCONY w. stunning green & SKY VIEWS! The LEGAL BASEMENT SUITE offers 2 bdrms, full bath, rec room & BASEMENT SUITE KITCHEN! Close to all amenities & recreation including the RIVER RIDGE GOLF & COUNTRY CLUB & LEWIS ESTATES GOLF COURSE, the Henday and North Saskatchewan River!

Built in 2018

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4453903    |
| Price  | \$1,178,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,190                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3165 Cameron Heights Way   |
| 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, See Remarks, Vacuum System-Roughed-In |
| Parking Spaces | 6                                                                                               |
| Parking        | Triple Garage Attached                                                                          |

### Interior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                |
| Fireplaces        | Glass Door, Three Sided, Tile Surround                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                                  |
| Has Suite         | Yes                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                                     |

**Exterior**

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                           |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Wood, Stone, Stucco                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                            |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Michael A. Kostek School |
| Middle     | S. Bruce Smith School    |
| High       | Jasper Place School      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 20           |

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Listing information last updated on August 28th, 2025 at 10:02am MDT