

# **\$1,059,000 - 3713 Cameron Heights Place, Edmonton**

MLS® #E4449659

**\$1,059,000**

5 Bedroom, 4.00 Bathroom, 2,845 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Experience luxury in Cameron Heights with this exquisite home designed for elegance.

The main floor boasts hardwood; a sophisticated office with wainscoting; & a chef's kitchen with ceiling-height cabinetry, Caesarstone counters, centre island, premium appliances incl. Jenn-Air gas cooktop & fridge, plus large pantry. Soaring 2-storey ceilings in the living room feature a stone F/P & chandelier, while a formal dining room, laundry/mudroom, & heated tile floors in main/lower baths add comfort. Upstairs, the serene primary retreat offers a custom W/I closet, spa-like ensuite with jetted tub, 3-sided F/P & double vanities. Two more bedrooms, a full bath, and a large family room complete the upper level. The basement is perfect for entertaining with a soundproofed theatre-style rec room, 2 bedrooms sharing a Jack-&-Jill bath, & bonus space with wet bar. Enjoy built-in speakers, outdoor kitchen, low-maintenance yard, 3-car driveway, triple garage, pond views & nearby trails.



Built in 2013

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4449659    |
| Price    | \$1,059,000 |
| Bedrooms | 5           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,845                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3713 Cameron Heights Place |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0R1                    |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Patio, Wet Bar           |
| Parking Spaces | 5                                                            |
| Parking        | 2 Outdoor Stalls, Front Drive Access, Triple Garage Attached |
| Is Waterfront  | Yes                                                          |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings, See Remarks |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| Fireplaces        | Stone Facing, Three Sided                                                                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                              |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Stone, Stucco                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                               |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Mic. Kostek/Good Shepherd |
| Middle     | Bruce Smith/HE Beriault   |
| High       | Jasper Place/Oscar Romero |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 20         |

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Listing information last updated on August 7th, 2025 at 6:02am MDT