# \$440,000 - 3405 Cameron Heights Cove Cove, Edmonton

MLS® #E4426454

#### \$440,000

3 Bedroom, 1.50 Bathroom, 1,311 sqft Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Welcome to this charming townhouse with NO condo fees, in the prestigious Cameron Heights community of Edmonton! This well-maintained, move-in-ready home offers a perfect blend of comfort and convenience. Featuring a single attached garage, this property backs onto a scenic pond and walking trail, providing stunning views and enhanced privacy. The fully fenced backyard is perfect for enjoying outdoor relaxation or entertaining guests. Inside, you'll find a bright and inviting layout designed for modern living. Whether you're a first-time homebuyer, an investor, or looking to downsize, this home is an incredible opportunity in one of Edmonton's most sought-after neighborhoods.



Built in 2014

#### **Essential Information**

MLS®# E4426454 Price \$440,000 3 Bedrooms 1.50 Bathrooms Full Baths 1 Half Baths 1 1,311 Square Footage Acres 0.00

Year Built 2014

Type Single Family

Sub-Type Residential Attached

Style 2 Storey
Status Active

## **Community Information**

Address 3405 Cameron Heights Cove

Area Edmonton

Subdivision Cameron Heights (Edmonton

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 0R5

#### **Amenities**

Amenities See Remarks

Parking Single Garage Attached

Is Waterfront Yes

#### Interior

Appliances Dishwasher-Built-In, Dryer, F

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Lake, Fenced,

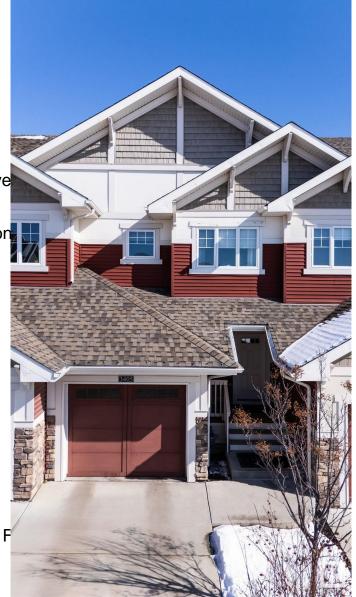
Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 28





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 April 16th, 2025 at 8:02pm MDT