

# \$670,000 - 22 3090 Cameron Heights Way, Edmonton

MLS® #E4429166

**\$670,000**

2 Bedroom, 2.50 Bathroom, 1,374 sqft  
Condo / Townhouse on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Gorgeous only begins to describe the Outstanding Quality, Excellent Condition, of this sought after 55+ Adult luxury Bungalow backing a park reserve, dry pond, just a short distance to The North Saskatchewan River in Prestigious Cameron Heights. Located in a Peaceful, exclusive enclave of luxury bungalows this stunning home features soaring vaulted ceilings and an abundance of large windows that flood the open floor plan with light. The chef's dream kitchen with central island flows seamlessly into the spacious great room creating a perfect setting for relaxation and entertaining. The main floor primary bedroom has a spa luxury ensuite, large counter space, double sinks, resort shower & soaker tub, walk in closet, private deck, patio access to enjoy the park reserve . There is a nice den, flex space on the main floor, and a front deck veranda to further enjoy relaxing in the outdoors. The fully developed lower level offers additional elegant living space. Best lifestyle with nature, luxury and tranquility!

Built in 2016

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4429166  |
| Price  | \$670,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,374             |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 22 3090 Cameron Heights Way |
| Area        | Edmonton                    |
| Subdivision | Cameron Heights (Edmonton)  |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6M 0C9                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Vaulted Ceiling, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Hardie Board Siding   |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Hardie Board Siding   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 20         |
| HOA Fees       | 240             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$395           |

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Listing information last updated on April 7th, 2025 at 10:17am MDT