

# **\$1,190,000 - 3167 Cameron Heights Way, Edmonton**

MLS® #E4463406

**\$1,190,000**

4 Bedroom, 5.00 Bathroom, 3,200 sqft

Single Family on 0.00 Acres

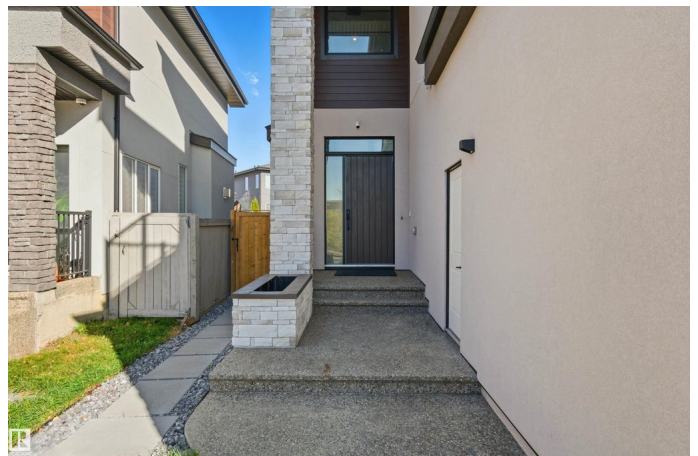
Cameron Heights (Edmonton), Edmonton, AB

Welcome to luxurious custom built home in cameron heights. This two storey house with 3200 sq.ft has (TOTAL 5 bedrooms) 4 bedrooms on second floor( ALL ENSUITES). primary bedroom has its separate 11x19ft balcony. Front bed rooms has nice view of pond and greenery and access to front balcony. Bonus room also located on second floor with 9 ft ceiling on entire upper level. MAIN FLOOR- Step in to a soaring foyer with 22-foot ceiling, living room has stunning ceiling design and feature wall with gas fireplace. Gourmet kitchen has SS appliances, huge island and walk through pantry and main level has 10 ft ceiling. Dining area has extended kitchen cabinets and leads to 11x19 ft covered balcony. Main level has 5TH. bedroom/office, full bath, laundry and mudroom. Front attached triple garage insulated and finished. Basement framed with 9 ft walls as a secondary suite-unfinished. basement has separate entry and has city secondary suite permit.

Built in 2023

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4463406    |
| Price    | \$1,190,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,200                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3167 Cameron Heights Way   |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0S5                    |

### Amenities

|           |                                                                                                                                                                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking   | Front Drive Access, Insulated, Triple Garage Attached, EV Charging Station                                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Oven Built-In-Two |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                           |
| Fireplaces        | Glass Door, Heatilator/Fan, Remote Control                                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                                                             |
| Has Suite         | Yes                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                           |
| Basement          | Full, See Remarks                                                                                                                                                                                                             |

**Exterior**

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stone, Stucco                                                                                                                                           |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, River Valley View, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                     |
| Construction      | Wood, Metal, Stone, Stucco                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 20            |

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 October 31st, 2025 at 5:02am MDT