

\$1,995,000 - 3719 Cameron Heights Place, Edmonton

MLS® #E4419886

\$1,995,000

3 Bedroom, 3.00 Bathroom, 3,079 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Nestled on a private ravine lot, this custom-built walkout bungalow offers an unparalleled blend of luxury and tranquility. Thoughtfully designed, it features soaring twelve-foot ceilings, hand-scraped walnut and travertine flooring, and expansive windows that frame breathtaking one-hundred-and-eighty-degree views. The great room is bathed in natural light, centered around a striking three-sided marble fireplace. A chef's kitchen boasts premium appliances, generous prep space, and exquisite designer details, perfect for hosting. A second living area doubles as a four-season sunroom, seamlessly connecting indoor and outdoor living. The serene primary suite includes a spa-inspired ensuite and a custom dressing area. The walkout level is an entertainer's dream with a golf simulator, wet bar, and dual recreational spaces. An oversized heated quad garage features a pet shower, bathroom, and space for car lifts. Minutes from amenities yet immersed in nature, this home is a true retreat.

Built in 2013

Essential Information

| | |
|--------|-------------|
| MLS® # | E4419886 |
| Price | \$1,995,000 |



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 3,079 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 3719 Cameron Heights Place |
| 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, Hot Water Tankless, No Animal Home, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, Wet Bar, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |
| Parking | 220 Volt Wiring, Heated, Insulated, Over Sized, Quad or More Attached, See Remarks |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Wine/Beverage Cooler, Dishwasher-Two, Projector |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Marble Surround, Three Sided, See Remarks |
| Stories | 2 |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Ravine View, Treed Lot, See Remarks |
| Roof | Cedar Shakes |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 31st, 2025 |
| Days on Market | 92 |
| Zoning | Zone 20 |
| HOA Fees | 240 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 2nd, 2025 at 10:47pm MDT