

\$725,000 - 12 3090 Cameron Heights Way, Edmonton

MLS® #E4465749

\$725,000

2 Bedroom, 2.50 Bathroom, 1,285 sqft

Condo / Townhouse on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Welcome to the stunning Riverâ€™s Edge Villas, a low maintenance 55+ ADULT community along the North Saskatchewan River! Live the height of luxury in this pristine bungalow w/WALKOUT BASEMENT. The great-room concept is bright & airy & features vaulted ceilings, H/W flrs w/infloor heating, a gas FP & southwest windows w/garden doors opening to balcony overlooking a tranquil pond & lush greenspace! The dining area is spacious enough for a full dining set & flows into the island kitchen featuring granite cntrs, SS appliances & rich wood cabinets. Down the hall is the serene, well sized primary bedroom w/blackout blinds, a 4-piece ensuite & walk-in closet. In the fully finished basement, youâ€™ll find a spacious family room w/a wet bar, plus a 2nd bedroom, a 4-piece bathroom, & a generous utility/storage room. Garden doors off the family room open to a screened-in patio. The double-attached garage is heated, has epoxy flooring w/a floor drain, & includes both hot/cold water hookups. Outdoor gas hookups up/down.

Built in 2015

Essential Information

MLS® # E4465749

Price \$725,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,285
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	12 3090 Cameron Heights Way
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0S7

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Patio, Vaulted Ceiling, Walkout Basement, Wet Bar, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, No Back Lane, Public Transportation, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 14th, 2025
Zoning	Zone 20
Condo Fee	\$395

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