

## \$620,000 - 34 3090 Cameron Heights Way, Edmonton

MLS® #E4453440

**\$620,000**

2 Bedroom, 3.00 Bathroom, 1,263 sqft

Condo / Townhouse on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

This Age 55+ Adult Bungalow in Cameron Heights is perfect for those wanting Low Maintenance Living. Featuring Open Floor Plan with Vaulted Ceilings, Tiled Gas Fireplace, Maple Cabinets, Maple Hardwood Floors, Granite Countertops, Stainless Steel Appliances, Surrounded by Large Windows & Garden Doors, leading to the Spacious Vinyl Deck - Gas line ready for BBQ. Primary Bedroom fits King Bed & more, Spa-Like Ensuite has Soaker Tub & Stand-up Shower, WIC w/ Organizers. A Den/Office next to main 3 pc. Bath & Laundry Room. Basement has Large Rec Room, great for Movie Nights/Karaoke, a Bedroom & Full Bath for Guests. Tons of Storage Space in the Mechanical Room. Double Attached Garage is 19.3 w x 23.5 l. Rivers Edge Villas is Well Managed Community. Annual HOA is included in Mthly Condo Fee.



Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453440  |
| Price          | \$620,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,263     |

|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2015              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 34 3090 Cameron Heights Way |
| Area        | Edmonton                    |
| Subdivision | Cameron Heights (Edmonton)  |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6M 0R1                     |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Front Porch, Parking-Visitor, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                         |
| Parking        | Double Garage Attached                                                                                    |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Fireplace         | Yes                                                                                                                             |
| Fireplaces        | Tile Surround                                                                                                                   |
| Stories           | 2                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                                               |
| Exterior Features | Backs Onto Park/Trees, Low Maintenance Landscape, Playground Nearby, Public Transportation, See Remarks |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Hardie Board Siding                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 17th, 2025  
Days on Market                59  
Zoning                              Zone 20  
HOA Fees                         240  
HOA Fees Freq.                Annually  
Condo Fee                        \$395



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