

## **\$1,550,000 - 3171 Cameron Heights Way, Edmonton**

MLS® #E4449372

**\$1,550,000**

5 Bedroom, 6.00 Bathroom, 3,685 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

BE AMAZED with this absolutely stunning, luxurious custom built home, nestled in the prestigious community of Cameron Heights. Designed & built with only the finest materials & unmatched craftsmanship. This over 5,300 sq. ft. of living space, 2 story house features a total of 5 bedrooms & 5 full baths, 2 half baths, & a triple attached garage. Step inside to be greeted by the grand foyer, leading to an open floor layout. A spacious, 10ft high ceiling living area w/ gas fireplace & access to a covered patio & amazing backyard. Gourmet chef kitchen has SS appliances, huge island, & a walkthrough pantry. Dining area w/ built-in wet bar. Main floor office, bedroom w/ 3pc ensuite. Upstairs primary w/ coffee bar, balcony, 5pc ensuite, and a huge walk-in closet leading to the laundry room. Additional office/sitting area, 2 bedrooms w/ their own full baths, & a large bonus room w/ access to the balcony. FF basement w/ bedroom, rec. room, family room, bar area, 3pc bath, tons of storages & separate entrance.

Built in 2018

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4449372    |
| Price    | \$1,550,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 6.00                   |
| Full Baths     | 5                      |
| Half Baths     | 2                      |
| Square Footage | 3,685                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3171 Cameron Heights Way   |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0S5                    |

### Amenities

|           |                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, No Animal Home, No Smoking Home, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Detached                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| Fireplaces        | Glass Door                                                                                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                                                 |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Metal, Stone, Stucco                           |
| Exterior Features | Fenced, Flat Site, Land, Playground Nearby, Schools, |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Metal, Stone, Stucco                           |
| Foundation        | Concrete Perimeter                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 20         |



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Listing information last updated on August 14th, 2025 at 2:32pm MDT