

## **\$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 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 |
| Days on Market | 6                   |
| Zoning         | Zone 20             |
| Condo Fee      | \$395               |

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Listing information last updated on November 19th, 2025 at 9:17pm MST