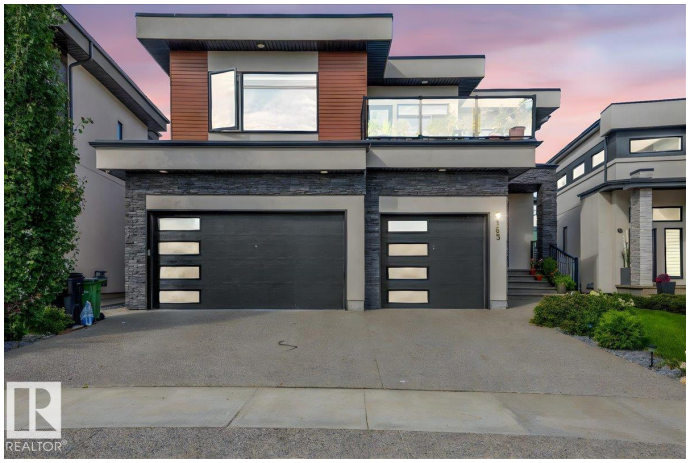
Courtesy Of Mani Bagga Of Royal Lepage Magna

$1,178,800 - 3165 Cameron Heights Way, Edmonton

MLS® #E4453903

$1,178,800
6 Bedroom, 5.00 Bathroom, 3,190 sqft
Single Family on 0.00 Acres



Cameron Heights (Edmonton), Edmonton, AB

Welcome to Cameron Heights! This exquisitely designed luxury residence offers over 4,880 SQFT. of finished living space across 3 meticulously crafted levels w/ 6 spacious bedrooms & 5 full bathrooms! Step into a soaring foyer w/ 25-foot ceilings, featuring floor-to-ceiling panel windows, dramatic feature wall & luxury light fixtures! A formal receiving area/living room, 3-sided glass fireplace, a formal dining room & family room that flows seamlessly into the gourmet chefâ€™s kitchen, featuring high-end appliances, GRANITE COUNTERTOPS, BREAKFAST NOOK & direct access to the deck! the SPICE KITCHEN, bedroom & full bath complete the main floor! Upstairs offers 3 spacious bedrooms incl. a Primary bedroom w/ private access to the BALCONY w. stunning green & SKY VIEWS! The LEGAL BASEMENT SUITE offers 2 bdrms, full bath, rec room & BASEMENT SUITE KITCHEN! Close to all amenities & recreation including the RIVER RIDGE GOLF & COUNTRY CLUB & LEWIS ESTATES GOLF COURSE, the Henday and North Saskatchewan River!

Built in 2018

Essential Information

MLS® #	E4453903
Price	$1,178,800

Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,190
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3165 Cameron Heights Way
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, See Remarks, Vacuum System-Roughed-In
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Three Sided, Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Michael A. Kostek School
Middle	S. Bruce Smith School
High	Jasper Place School

Additional Information

Date Listed	August 20th, 2025
Days on Market	7
Zoning	Zone 20

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Listing information last updated on August 27th, 2025 at 7:32pm MDT