

\$690,000 - 30 3090 Cameron Heights Way, Edmonton

MLS® #E4453027

\$690,000

3 Bedroom, 2.50 Bathroom, 1,417 sqft

Condo / Townhouse on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

ASPEN MODEL IN RIVERS EDGE VILLAS!
55+ ADULT CONDO. This BUNGALOW features 2 plus 1 bedrooms, 3 baths, main floor laundry, VAULTED great room plan with island kitchen with bi-appliances, pantry, living room with fireplace, engineered wood floors, solid core doors throughout, one piece toilets, large primary bedroom with spacious SPA ENSUITE and walk in closet, FLEX ROOM off large foyer, OVERSIZED HEATED GARAGE with custom cabinets, slat wall for tools, floor drain and epoxy coated floors, front verandah, LARGE DECK with motorized awning overlooking an expansive green space. Upgrades include wainscotting, pullout kitchen drawers, reverse osmosis and water softener system, new garden doors and transom, new triple glazed windows on south side of house, custom window coverings. Convenient to Currents Shopping and all amenities, Anthony Henday Dr and Airport. Located adjacent to the Ravines & Walking Trails. LUXURY CONDO LIVING!

Built in 2016

Essential Information

MLS® # E4453027

Price \$690,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,417
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	30 3090 Cameron Heights Way
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0S7

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Window Coverings, See Remarks, Stove-Countertop Inductn, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Fiber Cement
Exterior Features	Airport Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	3
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually
Condo Fee	\$395

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Listing information last updated on August 16th, 2025 at 2:47pm MDT