

## \$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 wainscoting, 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 | 5                 |
| Zoning         | Zone 20           |
| HOA Fees       | 240               |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$395             |

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Listing information last updated on August 18th, 2025 at 3:17pm MDT