

## \$849,000 - 2043 Cameron Ravine Way, Edmonton

MLS® #E4437854

**\$849,000**

3 Bedroom, 2.50 Bathroom, 2,796 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Searching for a beautifully upgraded, high-quality, spacious home, your search is over! This stunning 2,796 sq. ft. 2 ST home is in pristine condition. The upper level has 3 bedrooms, including a luxurious primary suite fit for royalty, complete with a 5-pce ensuite. A vaulted-ceiling bonus room, a loft, and an office (or a 4th bedroom)-all filled with natural lightâ€”complete this level. Stepping inside, you are greeted by an inviting foyer leading to a main-floor den, a formal dining room, & a chefâ€™s dream kitchen. The kitchen boasts ample cabinetry, a large island with quartz countertops, & a bright breakfast nook. The living room, with a gas fireplace, is perfect for family gatherings or entertaining guests. A powder room & laundry area complete the main floor. Stay cool in the summer with central A/C throughout. The yard is fully fenced & landscaped. Nestled on a large lot on a peaceful, tree-lined street in the prestigious community of Cameron Heights offering scenic walkways and a serene atmosphere.

Built in 2011

### Essential Information

MLS® # E4437854

Price \$849,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,796                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2043 Cameron Ravine Way    |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0L2                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Insulated  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Fiber Cement  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Fiber Cement  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | M A Kostek / Good Shepherd |
| Middle     | S B Smith / H E Beriault   |
| High       | Jasper PL / ST O Romereo   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 73             |
| Zoning         | Zone 20        |
| HOA Fees       | 240            |
| HOA Fees Freq. | Annually       |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 3:02am MDT