

# **\$1,549,000 - 2456 Cameron Ravine Drive, Edmonton**

MLS® #E4436498

**\$1,549,000**

4 Bedroom, 2.50 Bathroom, 2,052 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Welcome to Cameron Heights backing onto the river valley. This gorgeous 2051 sq ft bungalow has an open floor plan with many great features: Nice crown molding, hardwood, ceramic tile and carpet flooring, your dream kitchen has granite countertops, loads of cupboard space, gas countertop stove, microwave/oven, & a warming drawer. Living room with F/P, dining area which leads out to a three season room. Primary bedroom with a five piece ensuite, in-floor heating & walk-in closet. Unique office/den with a tin stamped ceiling. Stone feature wall leads down to a walkout basement, wet bar/wine cellar, family room, games area, three good size bedrooms all with in-floor heating. Covered patio, a well landscaped yard, a new walkway leads up the to the front yard with new low maintenance shrubs, trees, & rock landscaping. Garage has new lighting, great work station with tile flooring, in-floor heating and space for three vehicles. Located in a private community yet convenient access to all amenities & roadways.

Built in 2010

## **Essential Information**

MLS® # E4436498

Price \$1,549,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,052
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2456 Cameron Ravine Drive
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0L3

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Smoking Home, Patio, Sprinkler Sys-Underground, Walkout Basement, Wet Bar, See Remarks
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	23
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

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