

\$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 | 3 |
| Zoning | Zone 20 |
| HOA Fees | 240 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 18th, 2025 at 10:02am MDT