

# **\$1,200,000 - 2122 Cameron Ravine Place, Edmonton**

MLS® #E4443639

**\$1,200,000**

3 Bedroom, 2.50 Bathroom, 1,643 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

**PERFECTLY LOCATED BACKING CAMERON RAVINE** - Perfect best describes this over 3000sqft 3 bdrm executive walkout bungalow. Sitting on a quiet cul-de-sac backing Cameron Ravine, this gorgeous, modern home comes with an amazing floor plan is packed with amazing features and beautifully finished and maintained. From the front drive to tree line in back, every aspect of this home is perfection. Inside the home is like new, with an exceptional floor plan, premium fixtures and finishes and an unmatched level of energy. The designer kitchen comes with upgraded appliances and fixtures, same with the owners suite, all exceptionally designed and styled. The lower level walk out comes with a massive family and fitness room, and the large maintenance free upper deck, with quiet views of the ravine, is the perfect place to host family and friends, plus you have stairs to the ground level. Relax in hot tub under the covered deck or jump the fence and explore the ravine, this home is all about premium living. Welcome!

Built in 2013

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4443639    |
| Price  | \$1,200,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,643                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2122 Cameron Ravine Place  |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0L9                    |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Bar, Deck, Exercise Room, Hot Tub, Sprinkler Sys-Underground, Walkout Basement |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Ravine View, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 20         |
| HOA Fees       | 450             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 3rd, 2025 at 11:48am MDT