

## \$865,000 - 2043 Cameron Ravine Way, Edmonton

MLS® #E4425418

**\$865,000**

3 Bedroom, 2.50 Bathroom, 2,797 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Meticulously Maintained Family Haven in Cameron Heights! If you're searching for an impeccably maintained family home with generous space, your search ends here! This stunning 2,796 sq. ft. two-story by Landmark Classic is in pristine condition, lovingly cared for by original owners. The main floor offers an inviting foyer, den ideal for working from home, formal dining room, and chef's kitchen with quartz countertops and breakfast nook. A cozy gas fireplace graces the living room. Upstairs features three bedrooms including a luxurious primary suite with 5-piece ensuite, plus vaulted bonus room, loft, and office—all filled with natural light. The basement with 9-ft ceilings awaits your vision. Outside, enjoy the professionally developed, fully fenced backyard. Premium window coverings and central air throughout. Located on a quiet, tree-lined street in prestigious Cameron Heights, near schools and parks. A rare opportunity to own a home where quality craftsmanship meets ideal family living.

Built in 2011

### Essential Information

MLS® # E4425418

Price \$865,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,797                  |
| 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, 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 |
| Lot Description   | F 63.8 x R/D 114.0   |
| 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    | March 13th, 2025 |
| Days on Market | 49               |
| 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 May 1st, 2025 at 7:32pm MDT