

\$1,550,000 - 3171 Cameron Heights Way, Edmonton

MLS® #E4449372

\$1,550,000

5 Bedroom, 6.00 Bathroom, 3,685 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

BE AMAZED with this absolutely stunning, luxurious custom built home, nestled in the prestigious community of Cameron Heights. Designed & built with only the finest materials & unmatched craftsmanship. This over 5,300 sq. ft. of living space, 2 story house features a total of 5 bedrooms & 5 full baths, 2 half baths, & a triple attached garage. Step inside to be greeted by the grand foyer, leading to an open floor layout. A spacious, 10ft high ceiling living area w/ gas fireplace & access to a covered patio & amazing backyard. Gourmet chef kitchen has SS appliances, huge island, & a walkthrough pantry. Dining area w/ built-in wet bar. Main floor office, bedroom w/ 3pc ensuite. Upstairs primary w/ coffee bar, balcony, 5pc ensuite, and a huge walk-in closet leading to the laundry room. Additional office/sitting area, 2 bedrooms w/ their own full baths, & a large bonus room w/ access to the balcony. FF basement w/ bedroom, rec. room, family room, bar area, 3pc bath, tons of storages & separate entrance.

Built in 2018

Essential Information

MLS® #	E4449372
Price	\$1,550,000
Bedrooms	5



Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	3,685
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3171 Cameron Heights Way
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0S5

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, No Animal Home, No Smoking Home, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Triple Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stone, Stucco
Exterior Features	Fenced, Flat Site, Land, Playground Nearby, Schools,
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Stucco
Foundation	Concrete Perimeter



Additional Information

Date Listed	July 24th, 2025
Days on Market	9
Zoning	Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on August 2nd, 2025 at 6:18pm MDT