

## **\$560,000 - 2236 Cameron Ravine Court, Edmonton**

MLS® #E4454463

**\$560,000**

3 Bedroom, 2.50 Bathroom, 1,940 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Exceptional 2 story home located on a quite Cul, de sac in the desirable Cameron Heights community. The main floor consists of 9 foot high ceilings and is tastefully appointed and finished throughout. elegant kitchen with granite counters, island with eating bar, maple cabinets, pantry, large breakfast nook with access to deck and patio with barbeque gas outlet. Living room with fireplace. Additional features include tile and hardwood floors, heated garage, main floor laundry, Hunter Douglas blinds. The 2nd level has a large bonus room, two bedrooms next to a stylish main bath. Large Primary bedroom with 5 pc ensuite and walk in closet Private fenced yard, a wonderful setting.

Built in 2010

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4454463  |
| Price          | \$560,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,940     |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2236 Cameron Ravine Court  |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0L9                    |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Patio, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Attached                                        |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Stories           | 2                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                  |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 20           |

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 September 14th, 2025 at 3:17am MDT