

## \$1,099,000 - 2554 Cameron Ravine Landing, Edmonton

MLS® #E4439654

**\$1,099,000**

8 Bedroom, 3.50 Bathroom, 3,363 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Welcome to your dream home in the prestigious community of Cameron Heights—a residence where luxury meets lifestyle on a stunning corner lot with tranquil pond views and easy access to walking trails. With approximately 5,000 sq ft finished living space, this custom-built home offers a rare combination of elegant design and family-friendly functionality. Smart Home system (approx. value \$100,000) - see private remarks. Inside, you'll find an open-concept layout filled with natural light, 10' ceilings, and hardwood/tile flooring throughout the main level. The chef's kitchen impresses with double islands, two dishwashers, s/s appliances, and a walk-through pantry with wine fridge. Upstairs, the spacious primary suite offers a newly renovated spa-style ensuite with a dual shower, stand-alone tub, and double vanity. A bonus room and large bedrooms provide flexibility and space. The fully finished basement includes four additional bedrooms, a full bathroom, and plenty of room for recreation and entertaining.

Built in 2013

### Essential Information

MLS® # E4439654

Price \$1,099,000



Bedrooms	8
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,363
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2554 Cameron Ravine Landing
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0L2

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In
Parking Spaces	6
Parking	Triple Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Water Softener, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, Wet Bar
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Fiber Cement, Stone
Exterior Features	Airport Nearby, Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	65
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

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