

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

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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	28
Zoning	Zone 20
HOA Fees	450
HOA Fees Freq.	Annually

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