

\$440,000 - 3405 Cameron Heights Cove Cove, Edmonton

MLS® #E4426454

\$440,000

3 Bedroom, 1.50 Bathroom, 1,311 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Welcome to this charming townhouse with NO condo fees, in the prestigious Cameron Heights community of Edmonton! This well-maintained, move-in-ready home offers a perfect blend of comfort and convenience. Featuring a single attached garage, this property backs onto a scenic pond and walking trail, providing stunning views and enhanced privacy. The fully fenced backyard is perfect for enjoying outdoor relaxation or entertaining guests. Inside, you'll find a bright and inviting layout designed for modern living. Whether you're a first-time homebuyer, an investor, or looking to downsize, this home is an incredible opportunity in one of Edmonton's most sought-after neighborhoods.



Built in 2014

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4426454 |
| Price | \$440,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,311 |
| Acres | 0.00 |

| | |
|------------|----------------------|
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 3405 Cameron Heights Cove |
| Area | Edmonton |
| Subdivision | Cameron Heights (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 0R5 |

Amenities

| | |
|---------------|------------------------|
| Amenities | See Remarks |
| Parking | Single Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, F Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Lake, Fenced, Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 32 |



| | |
|----------------|----------|
| 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 April 20th, 2025 at 4:32pm MDT