

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

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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 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, Freezer, Microwave Hood Fan, Refrigerator, 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, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 19th, 2025
Days on Market	42

Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

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