

# **\$1,149,900 - 2554 Cameron Ravine Landing, Edmonton**

MLS® #E4439654

**\$1,149,900**

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 scenic walking trails. With approximately 5,000 sq ft finished living space, this custom-built home offers a rare combination of elegant design, advanced smart technology, and family-friendly functionality. 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, stainless steel appliances, and a walk-through pantry with wine fridge. Upstairs, the spacious primary suite offers a newly renovated spa-style ensuite with a steam-ready dual shower, stand-alone tub, and double vanity. A vaulted 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 \$1,149,900



|                |                        |
|----------------|------------------------|
| 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   |

### 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 | 33             |
| Zoning         | Zone 20        |
| HOA Fees       | 240            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 2nd, 2025 at 12:17pm MDT