

\$1,200,000 - 1303 Clement Court, Edmonton

MLS® #E4417176

\$1,200,000

4 Bedroom, 2.50 Bathroom, 3,231 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Stunning 3231 sq. ft. PLATINUM SIGNATURE HOME with amazing ATTENTION TO DETAIL, located on a spacious corner lot just STEPS TO TRAILS with a perfect sized yard! Enter this open concept CONTEMPORARY 2 STORY great room surrounded by NATURAL LIGHT with a LINEAR FIREPLACE, RICH BLOND HARDWOOD & access to the fabulous DECK with gas & yard with LV LIGHTING! The GLASS ROOM offers unlimited DESIGN CHOICES! 10' CEILINGS throughout the main & a spacious dining room with TRANSOM WINDOWS leads to the ISLAND KITCHEN surrounded by an abundance of MODERN CABINETRY, QUARTZ WATERFALL, LUXURY BI APPLIANCES, GAS COOKTOP & BOSCH COFFEE CENTER! A generous WALK IN PANTRY & a perfectly organized MUDROOM are just off of the HEATED GARAGE that features an EV CHARGER & EPOXY FLOORS! The CENTRAL STAIRCASE leads up to a bright BONUS ROOM, 4 generous bedrooms, the 5 pc. MAIN BATH plus the LAUNDRY ROOM. The SUNLIT PRIMARY offers an IMPRESSIVE WI CLOSET & SPA ENSUITE with SHOWER & TUB. AC, POWER BLINDS, WATER FEATURE & BI SONOS, WOW!

Built in 2021



Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4417176 |
| Price | \$1,200,000 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 3,231 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 1303 Clement Court |
| Area | Edmonton |
| Subdivision | Cameron Heights (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 0C9 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, HRV System |
| Parking Spaces | 6 |
| Parking | Heated, Insulated, Triple Garage Attached, EV Charging Station |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, See Remarks |
| Stories | 2 |

| | |
|--------------|------------------|
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Lot Description | 17.00x41.8 |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

School Information

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|------------|-------------------------|
| Elementary | Michael A Kostek School |
| Middle | S. Bruce Smith School |
| High | Jasper Place School |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 6th, 2025 |
| Days on Market | 115 |
| Zoning | Zone 20 |

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Listing information last updated on April 30th, 2025 at 10:17pm MDT