

# **\$1,199,000 - 2303 Cameron Ravine Cove Cove, Edmonton**

MLS® #E4440911

**\$1,199,000**

4 Bedroom, 4.00 Bathroom, 2,343 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

This stunning bungalow- luxurious living with a triple heated garage. Incredible attention to detail. Great room boasts soaring 14'™ ceilings, a gas fireplace, hardwood flooring, and a massive windows overlooking the back deck. The chef's™ kitchen- a large island with seating, granite counters, stainless appliances, and a gas stove. Back deck with gas line, perfect for outdoor entertaining, and enjoy a beautifully landscaped yard with firepit, inground sprinklers & tranquil front-yard waterfall. Primary suite features 10'™ ceilings, a spa-like 5-piece ensuite with soaker tub, oversized shower, and a walk-in dressing room. Main floor includes a 2nd bedroom, full bath, and spacious laundry with built-in storage. The basement is an entertainer's™ dream with a full bar, theatre room with 3D projector, theatre seating, and sound system. Two more bedrooms—one with ensuite—additional bath and a den/workout room complete the space. Beautiful finishes throughout. new main floor windows 2024.

Built in 2011

## **Essential Information**

MLS® # E4440911

Price \$1,199,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,343
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2303 Cameron Ravine Cove Cove
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0L2

### Amenities

Amenities	Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Smart/Program. Thermostat, Secured Parking, Sprinkler Sys-Underground, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Projector, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools
Roof	Concrete Tiles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	10
Zoning	Zone 20
HOA Fees	250
HOA Fees Freq.	Annually

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