

\$790,000 - 3739 Cameron Heights Place, Edmonton

MLS® #E4415628

\$790,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Views of skyline, ravine and north Sask River. Located in cul de sac with ample spacing between next house. Gorgeous and one of a kind. Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information.

Essential Information

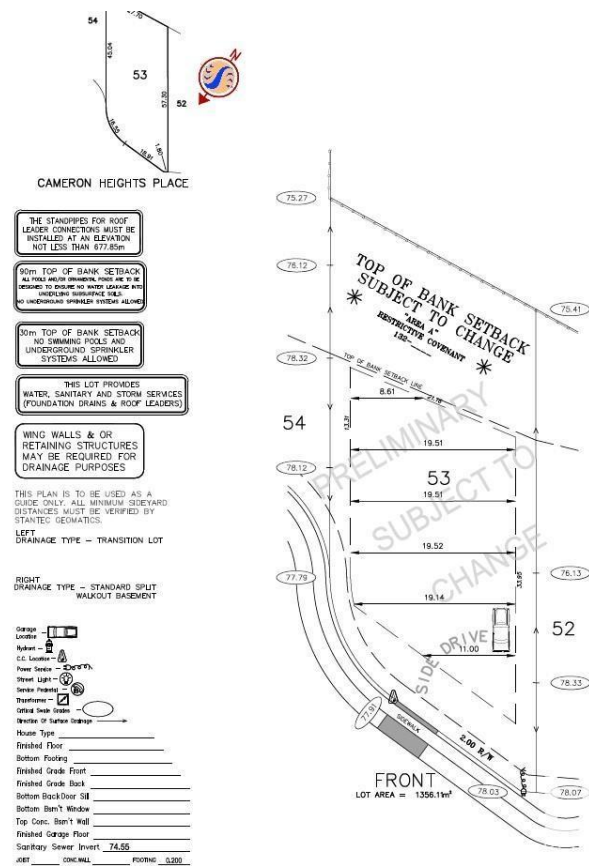
MLS® #	E4415628
Price	\$790,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	3739 Cameron Heights Place
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0R1

Exterior

Exterior Features See Remarks



CAMERON HEIGHTS PLACE

THE STANDOFFS FOR ROOF LEADER CONNECTIONS MUST BE INSTALLED AT AN ELEVATION NOT LESS THAN 677.85m

90m TOP OF BANK SETBACK
ALL POOLS AND/OR UNDERGROUND PIPES ARE TO BE DEGRADED TO EXPOSE TO WATER LEAKAGE AND UNDERGROUND SPRINKLER SYSTEMS ALLOWED

90m TOP OF BANK SETBACK
NO SWIMMING POOLS AND UNDERGROUND SPRINKLER SYSTEMS ALLOWED

THIS LOT PROVIDES WATER, SANITARY AND STORM SERVICES (FOUNDATION DRAINS & ROOF LEADERS)

WING WALLS & OR RETAINING STRUCTURES MAY BE REQUIRED FOR DRAINAGE PURPOSES

THIS PLAN IS TO BE USED AS A GUIDE ONLY. ALL MINIMUM SIDEYARD DISTANCES MUST BE VERIFIED BY STANTEC GEOMATICS.

LEFT DRAINAGE TYPE - TRANSITION LOT

RIGHT DRAINAGE TYPE - STANDARD SPLIT WALKOUT BASEMENT

Utility Symbols:
 Gas -
 Water -
 C.C. Sewer -
 Power Serves -
 Street Light -
 Street Pole -
 Transformer -
 Utility Sewer Grade -
 Elevation of Surface Drainage -
 House Type -
 Finished Floor -
 Bottom Footing -
 Finished Grade Front -
 Finished Grade Back -
 Bottom Back Door Sill -
 Bottom Basement Window -
 Top Conc. Basement Wall -
 Finished Garage Floor -
 Starkey Sewer Invert - 74.55
 JOET CONC WALL FOOTING 0.200

Additional Information

Date Listed December 9th, 2024

Days on Market 117

Zoning Zone 20

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Listing information last updated on April 5th, 2025 at 12:32pm MDT