

Courtesy Of Erin Mulkey Of Sable Realty

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

---

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  
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, F  
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,  
Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 19th, 2025  
Days on Market 18



Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 10:32pm MDT