

# **\$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

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 June 16th, 2025 at 11:32am MDT