

Courtesy Of Kerri-lyn A Holland Of RE/MAX River City

# \$4,995,000 - 3741 Cameron Heights Place, Edmonton

MLS® #E4459179

**\$4,995,000**

5 Bedroom, 5.00 Bathroom, 7,817 sqft

Single Family on 0.00 Acres

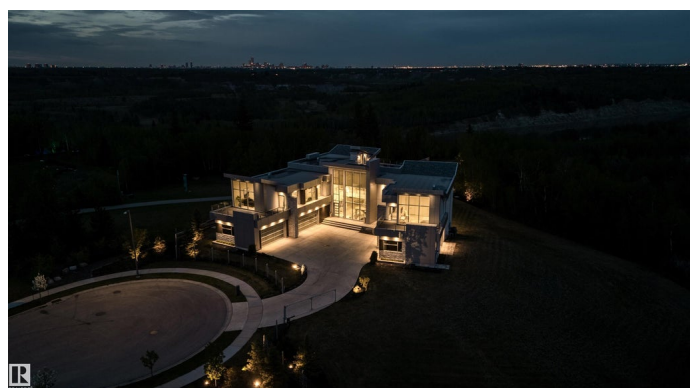
Cameron Heights (Edmonton), Edmonton, AB

Nestled on a 60,041sqft lot (1.4acres) - a natural setting & attention to detail provide the perfect fusion between structural strength & architectural form in this Modern architecture home with 360-degree views of the river valley & downtown. Encompassing 7818sqft plus a finished 3997sqft walkout basement (11,814sqft) - 5 beds, 6 baths & 9 car-garage. This home is constructed with superior commercial grade craftsmanship & captured the graceful perceptions of the beauty of nature & contemporary elegance with this home's clean lines & organized living. The interiors are characterized by their understated beauty & fluid interpretation of space. The main floor has bountiful natural light streaming in from the numerous windows throughout with 20ft ceilings, modern elegance & style, gourmet kitchen, butler kitchen, multi-level wine room & views of the river valley from every level. From the outside meticulously landscaped 1.4 acres to the construction & the interior - this home is a true entertainer's dream!

Built in 2016

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4459179    |
| Price  | \$4,995,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 2                      |
| Square Footage | 7,817                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 3741 Cameron Heights Place |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0R1                    |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Insulation-Upgraded, Smart/Program. Thermostat, Vaulted Ceiling, Walkout Basement, Wet Bar, See Remarks, HRV System, Rooftop Deck/Patio |
| Parking Spaces | 20   |
| Parking        | Heated, Quad or More Attached, See Remarks   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Countertop Gas, Washer, Wine/Beverage Cooler, See Remarks, Refrigerators-Two, Oven Built-In-Two |
| Heating           | Fan Coil, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Direct Vent, Freestanding  |
| Stories           | 3  |

Has Basement Yes  
Basement Full, Finished

### **Exterior**

Exterior Wood, Stone, See Remarks, Stucco  
Exterior Features Backs Onto Park/Trees, Environmental Reserve, Landscaped, Park/Reserve, Playground Nearby, Ravine View, River Valley View, River View, Schools, Shopping Nearby, Treed Lot, View City, View Downtown  
Roof Asphalt Shingles, Flat  
Construction Wood, Stone, See Remarks, Stucco  
Foundation Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed September 24th, 2025  
Days on Market 22  
Zoning Zone 20  
HOA Fees 240  
HOA Fees Freq. Annually

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Listing information last updated on October 16th, 2025 at 4:32pm MDT