

## \$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 | 41                   |
| Zoning         | Zone 20              |
| HOA Fees       | 240                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on November 3rd, 2025 at 10:17pm MST