

# **\$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

Large bungalow - hard to find in a new neighbourhood - luxurious living! 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 | 14             |
| Zoning         | Zone 20        |
| HOA Fees       | 250            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 19th, 2025 at 11:02pm MDT