

\$790,000 - 3739 Cameron Heights Place, Edmonton

MLS® #E4415628

\$790,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Views of skyline, ravine and north Sask River. Located in cul de sac with ample spacing between next house. Gorgeous and one of a kind. Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information.

Essential Information

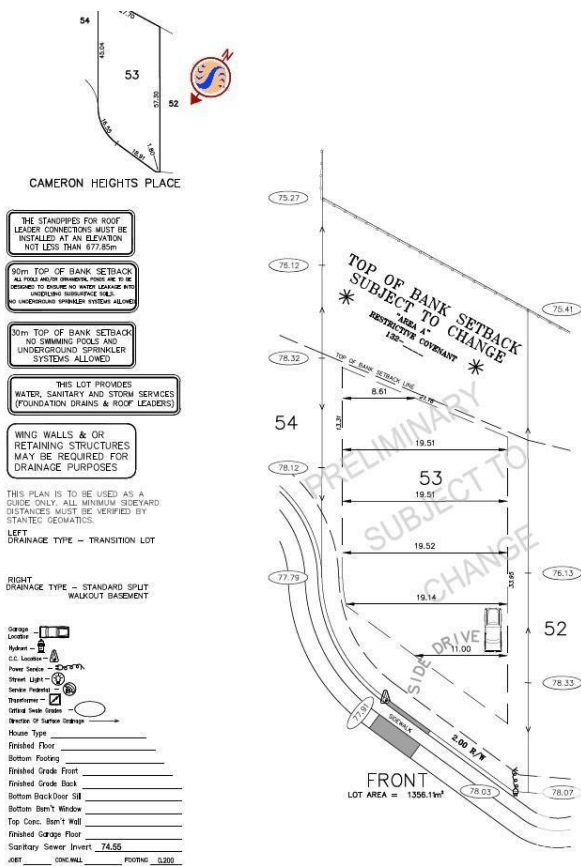
MLS® #	E4415628
Price	\$790,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	3739 Cameron Heights Place
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0R1

Exterior

Exterior Features See Remarks



CAMERON HEIGHTS PLACE

THE STANDOFFS FOR ROOF LEADER CONNECTIONS MUST BE INSTALLED AT AN ELEVATION NOT LESS THAN 677.85m

90m TOP OF BANK SETBACK
ALL POOLS AND/OR UNDERGROUND Pools ARE TO BE DELETED TO EXPOSE TO WATER LEAKAGE AND UNDERGROUND SPRINKLER SYSTEMS ALLOWED

90m TOP OF BANK SETBACK
NO SWIMMING POOLS AND UNDERGROUND SPRINKLER SYSTEMS ALLOWED

THIS LOT PROVIDES WATER, SANITARY AND STORM SERVICES (FOUNDATION DRAINS & ROOF LEADERS)

WING WALLS & OR RETAINING STRUCTURES MAY BE REQUIRED FOR DRAINAGE PURPOSES

THIS PLAN IS TO BE USED AS A GUIDE ONLY. ALL MINIMUM SIDEYARD DISTANCES MUST BE VERIFIED BY STANTEC GEOMATICS.

LEFT DRAINAGE TYPE - TRANSITION LOT

RIGHT DRAINAGE TYPE - STANDARD SPLIT WALKOUT BASEMENT

Utility Locations:
 Gas -
 Water -
 C.C. Sewer -
 Power -
 Street Light -
 Sewer -
 Telephone -
 Cable Sewer -
 Entrance of Surface Drainage -
 House Type _____
 Finished Floor _____
 Bottom Footing _____
 Finished Grade Front _____
 Finished Grade Back _____
 Bottom Back Door Sill _____
 Bottom Basement Window _____
 Top Conc. Basement Wall _____
 Finished Garage Floor _____
 Starkey Sewer Invert 74.55 _____
 JOET CONC WALL FOOTING 0.200 _____

Additional Information

Date Listed December 9th, 2024

Days on Market 124

Zoning Zone 20

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Listing information last updated on April 12th, 2025 at 3:32am MDT