

## \$669,900 - 103 Caldwell Way, Edmonton

MLS® #E4425148

**\$669,900**

4 Bedroom, 3.00 Bathroom, 1,717 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Experience unparalleled luxury in this modern bungalow situated on a nearly half-acre lot in Edmonton's prestigious Cameron Heights community. This home seamlessly blends city living with a private oasis, featuring a beautifully landscaped backyard complete with a maintenance-free deck, patio, gazebo, and underground sprinklers. The open-concept design is accentuated by high ceilings, crown mouldings, and abundant natural light. The gourmet kitchen boasts granite countertops, a coffered ceiling, and a walk-through pantry leading to a spacious mudroom with main-floor laundry. The fully developed basement is an entertainer's dream, offering a home theater, billiard room with an included pool table, and a massive wet bar equipped with multiple TVs. Additional amenities include air conditioning and an insulated, drywalled garage. Residents can enjoy the nearby robust ravine and trail system, providing paved biking and walking paths. This property offers the perfect blend of luxury, comfort, and convenience.

Built in 2005

### Essential Information

MLS® # E4425148

Price \$669,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,717
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	103 Caldwell Way
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2W9

### **Amenities**

Amenities	Air Conditioner, Bar, Deck, Detectors Smoke, Fire Pit, Gazebo, Sprinkler Sys-Underground
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Parking Pad Cement/Paved, RV Parking, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	2
Zoning	Zone 20
HOA Fees	300
HOA Fees Freq.	Annually

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