

Courtesy Of Pinder Dhindsa Of Century 21 Leading

## **\$839,800 - 175 Caldwell Way, Edmonton**

MLS® #E4427635

**\$839,800**

4 Bedroom, 3.50 Bathroom, 2,506 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Executive living in West Edmonton awaits! Located in the highly sought after community of Cameron Heights, this TRIPLE GARAGE home, backing onto a WALKWAY, is absolutely brimming with features you may not even know you needed. Let's start with a front entry that's sure to leave you in awe, then head over to a den large enough that you'll actually enjoy working from home, and from there we enter the gourmet kitchen with a gas Wolf range & a family room with gas fireplace perfect for movie nights. The second floor features a primary suite the size of a modest apartment, and 2 additional generously sized bedrooms with another full bath & a massive bonus room for conflicting TV schedules. Still looking for more? The basement boasts another huge bedroom, full bath, and a rec room complete with a 5 star wet bar & gym. Additional features not yet mentioned: A/C, heated garage, massive new deck, new HWT, no front neighbour, walking trails connecting throughout the river valley, and so much more. A MUST SEE!

Built in 2007

### **Essential Information**

MLS® # E4427635

Price \$839,800



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,506
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	175 Caldwell Way
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2X2

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Hot Water Natural Gas, No Smoking Home, Wet Bar, Natural Gas BBQ Hookup
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	8
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 6:17am MDT