

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 5:47pm MDT