

## \$1,200,000 - 1303 Clement Court, Edmonton

MLS® #E4417176

**\$1,200,000**

4 Bedroom, 2.50 Bathroom, 3,231 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Stunning 3231 sq. ft. PLATINUM SIGNATURE HOME with amazing ATTENTION TO DETAIL, located on a spacious corner lot just STEPS TO TRAILS with a perfect sized yard! Enter this open concept CONTEMPORARY 2 STORY great room surrounded by NATURAL LIGHT with a LINEAR FIREPLACE, RICH BLOND HARDWOOD & access to the fabulous DECK with gas & yard with LV LIGHTING! The GLASS ROOM offers unlimited DESIGN CHOICES! 10' CEILINGS throughout the main & a spacious dining room with TRANSOM WINDOWS leads to the ISLAND KITCHEN surrounded by an abundance of MODERN CABINETRY, QUARTZ WATERFALL, LUXURY BI APPLIANCES, GAS COOKTOP & BOSCH COFFEE CENTER! A generous WALK IN PANTRY & a perfectly organized MUDROOM are just off of the HEATED GARAGE that features an EV CHARGER & EPOXY FLOORS! The CENTRAL STAIRCASE leads up to a bright BONUS ROOM, 4 generous bedrooms, the 5 pc. MAIN BATH plus the LAUNDRY ROOM. The SUNLIT PRIMARY offers an IMPRESSIVE WI CLOSET & SPA ENSUITE with SHOWER & TUB. AC, POWER BLINDS, WATER FEATURE & BI SONOS, WOW!

Built in 2021



## Essential Information

MLS® #	E4417176
Price	\$1,200,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,231
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information

Address	1303 Clement Court
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0C9

## Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, HRV System
Parking Spaces	6
Parking	Heated, Insulated, Triple Garage Attached, EV Charging Station

## 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, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, See Remarks
Stories	2

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby
Lot Description	17.00x41.8
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Michael A Kostek School
Middle	S. Bruce Smith School
High	Jasper Place School

## Additional Information

Date Listed	January 6th, 2025
Days on Market	117
Zoning	Zone 20

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 May 2nd, 2025 at 11:32pm MDT