

## \$799,900 - 815 Chahley Way, Edmonton

MLS® #E4445440

**\$799,900**

4 Bedroom, 2.50 Bathroom, 3,197 sqft

Single Family on 0.00 Acres

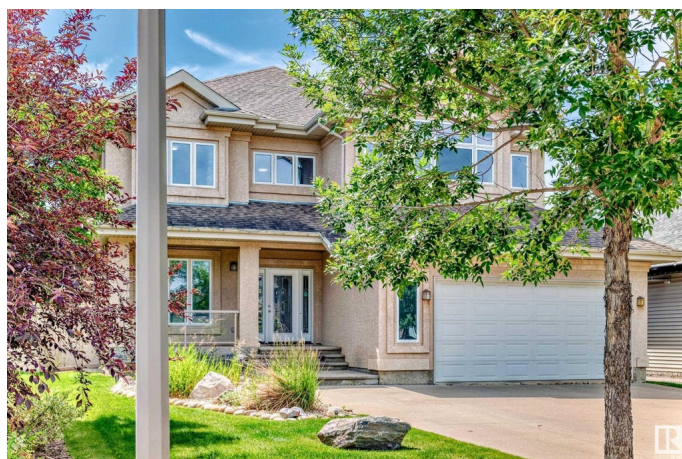
Cameron Heights (Edmonton), Edmonton, AB

Executive Home in Prestigious CAMERON HEIGHTS. Stunning 3,200+ sq ft custom Darren's Home located in Edmonton's sought-after ravine community. This 4 bed, 2.5 bath 2-storey features exceptional curb appeal with a stucco exterior, upgraded hardwood, tile, and carpet throughout. Highlights include a CHEF'S KITCHEN with a 9-ft granite island, custom cabinetry, 6-burner gas cooktop, double ovens, walk-through pantry, and fridge/freezer. The MAIN floor also offers a bright den, formal dining room, spacious living area, and large mudroom. Upstairs features a cozy bonus room, upper laundry, 3 large bedrooms, and a luxurious primary suite with private balcony, 5-pc ensuite with whirlpool tub, and custom tiled shower. Additional features: A/C, alarm system, no-maintenance deck, and heated garage. Located minutes from river valley trails—This is the perfect blend of LUXURY and LOCATION!

Built in 2007

### Essential Information

MLS® #	E4445440
Price	\$799,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	3,197
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	815 Chahley Way
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0J3

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Oven Built-In-Two, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	4
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 July 6th, 2025 at 8:17am MDT