# \$1,450,000 - 3206 Watson Court, Edmonton

MLS® #E4425542

### \$1,450,000

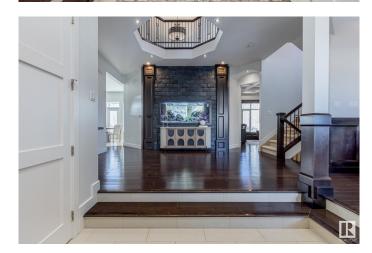
5 Bedroom, 5.00 Bathroom, 4,390 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

An architectural masterpiece in Upper Windermere, this 4,390 sq. ft. bungalow-style two-storey home blends contemporary elegance with modern comfort. A stunning saltwater aquarium entryway sets the stage for luxury. Inside, 10 ft ceilings, engineered maple hardwood, and porcelain tile create a bright and inviting atmosphere. The chef's kitchen features granite countertops, dark cherry cabinetry, a walk-in pantry, and a coffee bar. Two upper primary suites offer spa-like five-piece ensuites with jetted tubs. The owner's suite includes custom built-ins and a steam shower. A Jack and Jill bath adds convenience. The fully finished basement boasts a nanny suite, home theater, glass-walled gym, and oversized wet bar. A triple heated garage with in-floor heating adds practicality. Outdoors, enjoy a Dura-deck, BBQ gas line, and a low-maintenance yard. Steps from private leisure amenities, top schools, and shopping, this home offers an exclusive lifestyle in one of Edmonton's most sought-after communities.







Built in 2011

## **Essential Information**

MLS® # E4425542 Price \$1,450,000 Bedrooms 5

Bathrooms 5.00

Full Baths 4

Half Baths 2

Square Footage 4,390

Acres 0.00

Year Built 2011

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3206 Watson Court

Area Edmonton
Subdivision Windermere
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0P2

#### **Amenities**

Amenities Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck,

Exercise Room, Recreation Room/Centre, Wall Unit-Built-In, Wet Bar

Parking Spaces 1

Parking Heated, Triple Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioner-Window, Alarm/Security System, Hood Fan, Refrigerator,

Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dishwasher-Two, Oven Built-In-Two, Projector, TV

Wall Mount

Heating Forced Air-2, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Cul-De-Sac, Low Maintenance Landscape, No Back Lane, Public

Transportation, Schools, Shopping Nearby

Roof Cedar Shakes

Construction Wood, Stone, Stucco
Foundation Concrete Perimeter

#### **School Information**

Elementary Constable Daniel Woodall

Middle Riverbend School

High Lillian Osborne School

#### **Additional Information**

Date Listed March 13th, 2025

Days on Market 45

Zoning Zone 56 HOA Fees 1079.51 HOA Fees Freq. Annually

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