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

MLS® #E4425542

### \$1,450,000

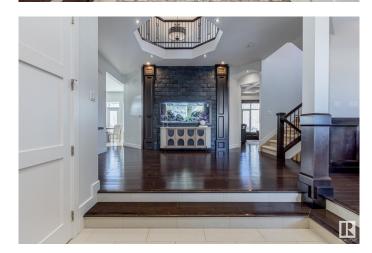
5 Bedroom, 5.00 Bathroom, 4,390 sqft Single Family on 0.00 Acres

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 50

Zoning Zone 56 HOA Fees 1079.51 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 May 2nd, 2025 at 1:02am MDT