

## \$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	48
Zoning	Zone 56
HOA Fees	1079.51
HOA Fees Freq.	Annually

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