

\$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

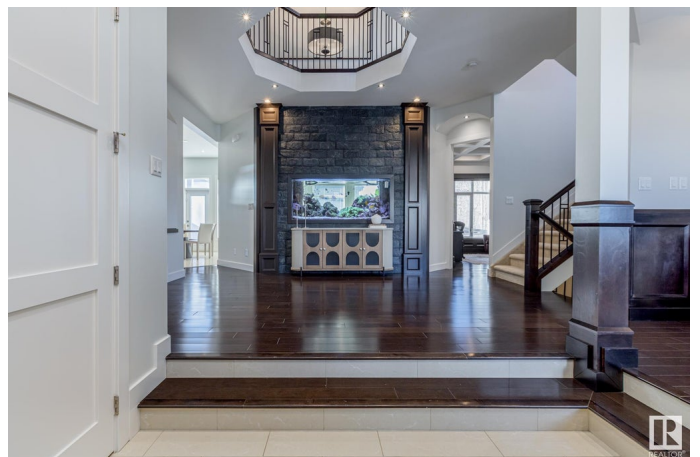
Windermere, Edmonton, AB

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

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|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle | Riverbend School |
| High | Lillian Osborne School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 56 |
| HOA Fees | 1079.51 |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 4th, 2025 at 11:17pm MDT