

## \$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 | 36               |
| Zoning         | Zone 56          |
| HOA Fees       | 1079.51          |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 18th, 2025 at 9:32am MDT