

## \$2,098,800 - 3126 Watson Green, Edmonton

MLS® #E4418334

**\$2,098,800**

5 Bedroom, 3.50 Bathroom, 3,513 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Absolutely Spectacular WALKOUT, backing a stunning pond/park. Beautifully appointed 3512 sf home w/a 4 car garage for the car enthusiast (5 car potential). Walnut flooring throughout. Luxurious MAIN floor primary bdrm w/access to deck, FP & a spa ensuite w/steam/8 body sprays. The Chef will love the kitchen w/a massive island, B/I espresso machine, top of the line appliances incl Miele/Sub-Zero, butler pantry & an amazing 2nd kitchen- tandoori oven, BBQ grill & deep fryer! You'll love the spacious DR & vaulted LR, perfect for entertaining. Gorgeous FP & amazing ceiling details. Custom bungalow w/over 5600 sf ttl living space- curved stairs to 2nd flr w/2 large bedrms, 3 pc bath & a library w/ BI shelving & could convert to a 3rd bdrm. Bonus yoga rm! F/Fin WALKOUT offers a theatre rm, massive gym, bdrm, family rm w/a wet bar, 3 pc & FP. Located close to ravine trails, schools, restaurants/shopping & access to the Private Leisure Centre (pool, rink, basketball). Home completed 2012. Below Replacement cost

Built in 2010

### Essential Information

MLS® #	E4418334
Price	\$2,098,800



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,513
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3126 Watson Green
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0P3

### Amenities

Amenities	Air Conditioner, Bar, Barbecue-Built-In, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Sauna; Swirlpool; Steam, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, Wet Bar, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Quad or More Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Freezer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3

Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Lake, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	See Remarks
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	DanielWoodall/StJohnXXII
Middle	Riverbend/StJohnXXII
High	LillianOsborneMMM

## Additional Information

Date Listed	January 17th, 2025
Days on Market	177
Zoning	Zone 56
HOA Fees	1080
HOA Fees Freq.	Annually

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