

## \$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 3500 sf home with a 4 car garage for the car enthusiast (high ceiling for a lift. Walnut flooring throughout. Luxurious MAIN floor primary bdrm w/access to deck & a spa like ensuite. Essentially this is a bungalow w/a second story. The Chef in the family will love the kitchen w/a massive island, built in espresso machine, top of the line appliances and an amazing second kitchen featuring a tandoori oven, BBQ grill & deep fryer! You will love the spacious DR and vaulted LR with a gorgeous fireplace and ceiling details perfect for entertaining. Upstairs has 2 large bedrms, 3 pc bath and a library area w/built in shelving but could convert to a 3rd bedrm. Nice meditation rm too! Need more space? The F/Fin WALKOUT offers a theatre rm, massive gym, bedrm & family rm w/a wet bar. Located close to ravine trails, schools, restaurants/shopping & access to the Private Leisure Centre (pool, rink, basketball). Home completed in 2012

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, Barbecue-Built-In, 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                                                                                                                                                                                                                                            |

### Interior

|                   |                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, Oven Built-In-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                      |
| Fireplaces        | Mantel                                                                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                      |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Stucco

Exterior Features      Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof                          Asphalt Shingles

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          150

Zoning                      Zone 56

HOA Fees                  1080

HOA Fees Freq.          Annually

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