

## **\$1,990,000 - 3530 Watson Point(e), Edmonton**

MLS® #E4425805

**\$1,990,000**

5 Bedroom, 7.00 Bathroom, 4,224 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

This ONE-OF-A-KIND stunner in UPPER WINDERMERE offers over 9350 SQ. FT. of luxury on a rare NE-FACING LOT with SW BACKYARD EXPOSURE. Designed for MODERN LIVING, it features a SMART HOME SYSTEM with APP-CONTROLLED SECURITY, LIGHTING, AND BLINDS. The CHEF™S KITCHEN boasts HIGH-END FINISHES, a SPICE KITCHEN with a 650 CFM HOOD FAN, and CUSTOM CABINETRY. IN-FLOOR HEATING throughout all TILED AREAS, while ACS ensure YEAR-ROUND COMFORT. The MASTER ENSUITE is a SPA-LIKE RETREAT with a PRIVATE BALCONY, STEAM SHOWER, BODY SPRAYS, and a TANKLESS BIDET TOILET. ENTERTAINMENT is seamless with a WHOLE-HOUSE SPEAKER SYSTEM, and a 75-INCH GAS FIREPLACE. The BACKYARD is an OASIS with GOLF PUTTING, GARDEN BEDS, and a MAINTENANCE-FREE TURFED FRONT YARD. The F/Finished basement offers a SEPARATE ENTRANCE, NANNY SUITE with a PRIVATE ENTRANCE, a GYM, 4K HOME THEATER ROOM and ACCESS TO THE LEISURE CENTER complete this DREAM HOME. Built with PREMIUM MATERIALS and VASSTU-INSPIRED DESIGN, this estate is a MUST-SEE!

Built in 2018



## Essential Information

MLS® #	E4425805
Price	\$1,990,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	2
Square Footage	4,224
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information

Address	3530 Watson Point(e)
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2L2

## Amenities

Amenities	Air Conditioner, Bar, Carbon Monoxide Detectors, Deck, Exercise Room, Hot Water Natural Gas, Wet Bar, See Remarks
Parking Spaces	6
Parking	Heated, Insulated, Over Sized, Triple Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Flat Site, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 14th, 2025
Days on Market	117
Zoning	Zone 56
HOA Fees	1079.51
HOA Fees Freq.	Annually

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