

Courtesy Of Alan H Gee Of RE/MAX Elite

## \$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

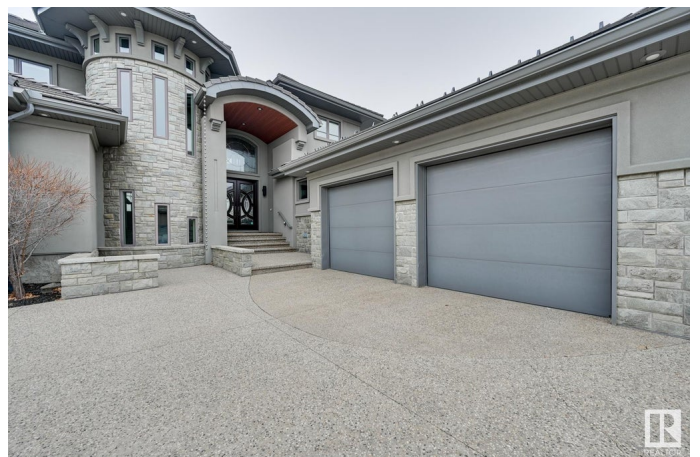
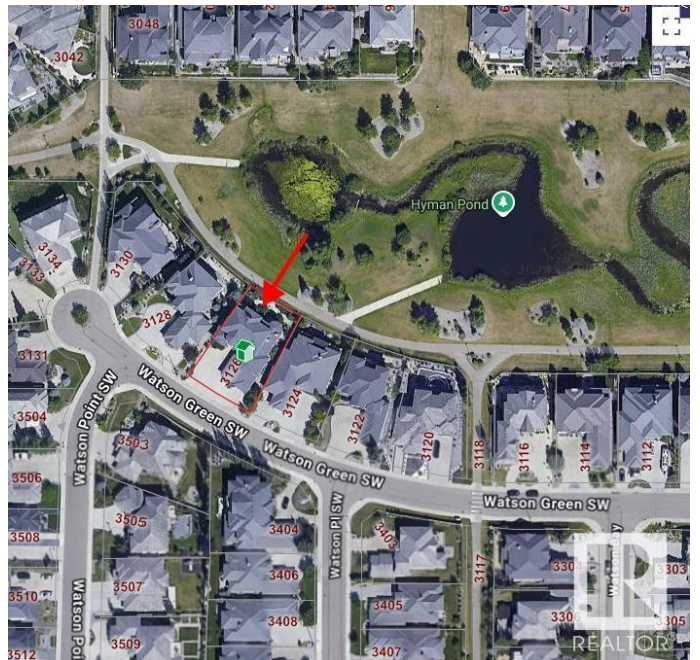
Windermere, Edmonton, AB

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 88

Zoning Zone 56

HOA Fees 1080

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 14th, 2025 at 11:47pm MDT