

## \$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

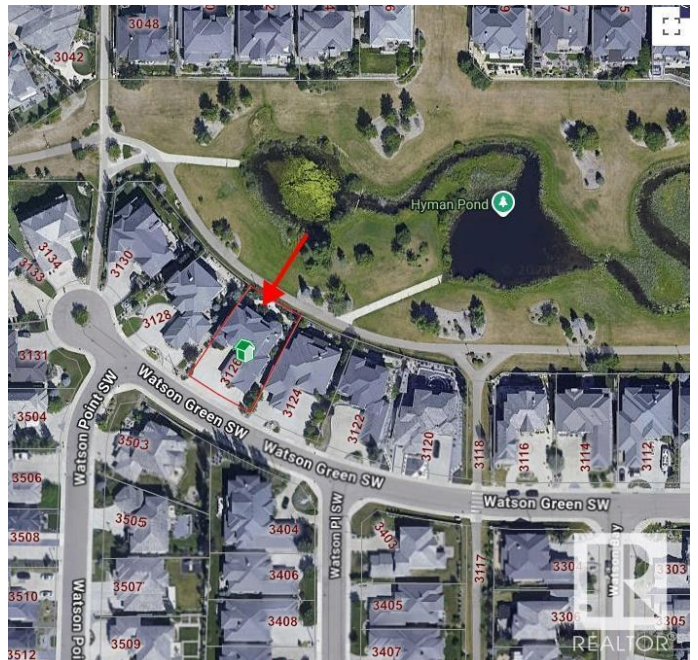
Absolutely Spectacular WALKOUT backing a stunning pond/park. Beautifully appointed 3500 sf home with a 4 car garage for the car enthusiast (high ceiling for a lift. Walnut flooring throughout. Luxurious MAIN floor primary bdrm w/access to deck & a spa like ensuite. Essentially this is a bungalow w/a 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        105

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 May 2nd, 2025 at 3:18pm MDT