

# \$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	25
Zoning	Zone 56
HOA Fees	1079.51
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 8th, 2025 at 3:47pm MDT