

## **\$1,950,000 - 3530 Watson Point(e), Edmonton**

MLS® #E4452399

**\$1,950,000**

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® #         | E4452399               |
| Price          | \$1,950,000            |
| 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    | August 11th, 2025 |
| Days on Market | 60                |
| Zoning         | Zone 56           |
| HOA Fees       | 1079.51           |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 10th, 2025 at 11:32am MDT