

# \$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 | 27               |
| Zoning         | Zone 56          |
| HOA Fees       | 1079.51          |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 10th, 2025 at 3:02pm MDT