

\$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 3512 sf home w/a 4 car garage for the car enthusiast (5 car potential). Walnut flooring throughout. Luxurious MAIN floor primary bdrm w/access to deck, FP & a spa ensuite w/steam/8 body sprays. The Chef will love the kitchen w/a massive island, B/I espresso machine, top of the line appliances incl Miele/Sub-Zero, butler pantry & an amazing 2nd kitchen- tandoori oven, BBQ grill & deep fryer! You'll love the spacious DR & vaulted LR, perfect for entertaining. Gorgeous FP & amazing ceiling details. Custom bungalow w/over 5600 sf ttl living space- curved stairs to 2nd flr w/2 large bedrms, 3 pc bath & a library w/ BI shelving & could convert to a 3rd bdrm. Bonus yoga rm! F/Fin WALKOUT offers a theatre rm, massive gym, bdrm, family rm w/a wet bar, 3 pc & FP. Located close to ravine trails, schools, restaurants/shopping & access to the Private Leisure Centre (pool, rink, basketball). Home completed 2012. Below Replacement cost

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, Bar, Barbecue-Built-In, Ceiling 10 ft., 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 |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dryer, Freezer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, Garage Heater |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Stone Facing |
| Stories | 3 |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Backs Onto Lake, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | See Remarks |
| 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 | 180 |
| 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 July 16th, 2025 at 1:32am MDT