# \$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

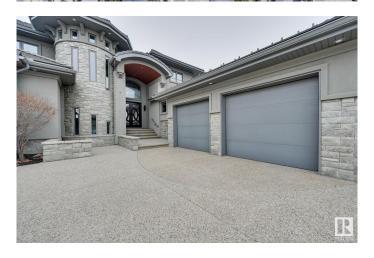
Built in 2010

### **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 96

Zoning Zone 56

HOA Fees 1080

HOA Fees Freq. Annually

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