

\$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 | 94 |
| 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 June 16th, 2025 at 4:47am MDT