

# \$2,000,000 - 3510 Watson Point(e), Edmonton

MLS® #E4409327

**\$2,000,000**

6 Bedroom, 6.50 Bathroom, 4,358 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Exquisite, thoughtfully designed & sure to impress, this custom estate offers over 6350 sqft of living space & features 6 bedrooms & 6.5 luxurious bathrooms. Stunning curb appeal accented by aggregate driveway, stone & acrylic finishes & concrete tile roof. Soaring 19ft ceilings create beautiful open sight-lines & an abundance of natural light that showcases the craftsmanship & attention to details throughout. Youâ€™ll love preparing family meals in the gourmet kitchen with the help of Wolf & Sub-Zero appliances. Elegant dinner parties in the unique raised dining area. Cozy next to the striking floor to ceiling stone clad fireplace. King sized master retreat with spa-like ensuite with automated rain shower system. Theatre with tiered seating & popcorn counter, wet bar & gym. Quality Upgrades include In-floor heating in basement & oversized 3 car garage, Control 4 Home Entertainment System, 2 Central A/C units, Security System, Water System & Energy Efficient.

Built in 2014

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4409327    |
| Price    | \$2,000,000 |
| Bedrooms | 6           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 6.50                   |
| Full Baths     | 6                      |
| Half Baths     | 1                      |
| Square Footage | 4,358                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3510 Watson Point(e) |
| Area        | Edmonton             |
| Subdivision | Windermere           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0P3              |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Air Conditioner, Wet Bar, See Remarks |
| Parking   | Triple Garage Attached                |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Stove-Countertop Gas, Vacuum System Attachments, Washer, Water Softener, Wine/Beverage Cooler |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|          |                         |
|----------|-------------------------|
| Exterior | Concrete, Stone, Stucco |
|----------|-------------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Flat Site, No Back Lane, Shopping Nearby, See Remarks |
| Roof              | Concrete Tiles  |
| Construction      | Concrete, Stone, Stucco                                       |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2024 |
| Days on Market | 161               |
| Zoning         | Zone 56           |
| HOA Fees       | 950               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on March 14th, 2025 at 7:02pm MDT