

## \$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	160
Zoning	Zone 56
HOA Fees	950
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 March 13th, 2025 at 2:47am MDT