

## \$2,098,800 - 3126 Watson Green, Edmonton

MLS® #E4449750

**\$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® # | E4449750    |
| 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    | July 25th, 2025 |
| Days on Market | 54              |
| Zoning         | Zone 56         |
| HOA Fees       | 1080            |
| HOA Fees Freq. | Annually        |

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Listing information last updated on September 17th, 2025 at 2:02pm MDT