# \$1,550,000 - 3310 Watson Bay, Edmonton

MLS® #E4457661

#### \$1,550,000

5 Bedroom, 4.50 Bathroom, 3,490 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Located in prestigious Upper Windermere, this almost 3,500 sq ft walkout home by Iconic Estate Homes offers exclusive access to private community amenities, including a pool and sports court. Backing onto a scenic walking trail, the open-concept main floor features a soaring two-storey living room, formal dining area, den, and a chef's kitchen with pro-grade appliances, granite counters, a large pantry, and a window-facing sink. Upstairs are four bedrooms: a spacious primary with a 5-piece ensuite, a second bedroom with its own 3-piece ensuite, and two others sharing a Jack-and-Jill bath. The fully finished walkout basement includes in-floor heating, a fifth bedroom, full bath, home theatre, and access to a beautifully landscaped, west-facing yard. Close to schools, shopping and golfing â€" perfect for a growing family.

Built in 2013

#### **Essential Information**

MLS® # E4457661 Price \$1,550,000

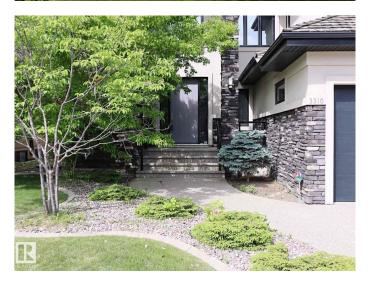
Bedrooms 5

Bathrooms 4.50

Full Baths 4
Half Baths 1







Square Footage 3,490 Acres 0.00 Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 3310 Watson Bay

Area Edmonton

Subdivision Windermere

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0P2

### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", Front Porch, No.

Animal Home, No Smoking Home, Walkout Basement

Parking Triple Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Hood Fan, Stove-Gas, Washer, Window Coverings, Refrigerators-Two,

TV Wall Mount

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby,

Sloping Lot

Roof Cedar Shakes

Construction Wood, Stone, Stucco Foundation Concrete Perimeter

## **Additional Information**

Date Listed September 12th, 2025

Days on Market 47

Zoning Zone 56

HOA Fees 1080

HOA Fees Freq. Annually

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