

# \$1,388,888 - 3412 Watson Place, Edmonton

MLS® #E4420529

**\$1,388,888**

4 Bedroom, 4.50 Bathroom, 1,980 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to a world of luxury and sophistication! Step into this stunning bungalow located in the prestigious community of Upper Windermere, where elegance and comfort blend seamlessly. This spacious home boasts 4 bedrooms and 5 bathrooms, offering ample space for both family and guests. The oversized dream kitchen is a chef's delight, featuring high-end appliances, premium cabinetry, and an expansive island that is perfect for meal prep and entertaining. Upon entering, you're greeted by soaring ceilings in the foyer, setting a grand tone that carries through the rest of the home. The classy dining area exudes sophistication, ideal for hosting formal dinners or enjoying intimate family meals. Upgrades are found throughout, showcasing a commitment to quality and attention to detail in every room. The finished basement offers an expansive open-concept space, perfect for a cozy family room, home theatre, or game area.

Built in 2014

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4420529    |
| Price     | \$1,388,888 |
| Bedrooms  | 4           |
| Bathrooms | 4.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 1,980                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3412 Watson Place |
| Area        | Edmonton          |
| Subdivision | Windermere        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 0P3           |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | See Remarks                    |
| Parking   | Heated, Triple Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Refrigerators-Two, Stove-Countertop Inductn |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Stucco             |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Constable Daniel Woodall   |
| Middle     | Riverbend School           |
| High       | Lillian Osbourne H. School |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 84                 |
| Zoning         | Zone 56            |
| HOA Fees       | 1028               |
| 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 May 1st, 2025 at 8:02pm MDT