

## \$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
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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	313
Zoning	Zone 56
HOA Fees	950
HOA Fees Freq.	Annually

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