# \$2,350,000 - 3054 Watson Landing Landing, Edmonton

MLS® #E4438594

# \$2,350,000

5 Bedroom, 5.50 Bathroom, 4,618 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this stunning luxury home in Windermere Estates! With nearly 6,900 sq. ft. of exquisite living space, this estate offers a lifestyle of comfort, elegance, and sophistication. Featuring 5 bedrooms, 5.1 bathrooms (including 3 ensuites), every detail is thoughtfully designed. Enjoy movie nights in the private theatre, relax in the swim spa, or entertain on the heated deck. High-end finishes include a built-in Sub-Zero fridge, premium appliances, a Wolfe 6-burner gas stove with grill, a Butler's kitchen, and an enjoyable wet bar. Stay fit in your private gym, work from home in the spacious office, or unwind in the tranquil library. Additional features like in-floor heating, a walk-out basement, an elevator, and a triple garage add to the comfort. Overlooking a serene pond, this home blends luxury, privacy, and a refined lifestyleâ€"your dream home awaits!

Built in 2013

## **Essential Information**

MLS® # E4438594 Price \$2,350,000

Bedrooms 5

Bathrooms 5.50

Full Baths 5

Half Baths 1







Square Footage 4,618 Acres 0.00 Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3054 Watson Landing Landing

Area Edmonton
Subdivision Windermere
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2G4

#### **Amenities**

Amenities Air Conditioner, Bar, Carbon Monoxide Detectors, Deck, Detectors

Smoke, Hot Tub, Hot Water Instant, Patio, Smart/Program. Thermostat, Vaulted Ceiling, Walkout Basement, Wet Bar, See Remarks, Green Building, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove

Hookup

Parking Spaces 7

Parking Triple Garage Attached

Is Waterfront Yes

## Interior

Interior Features ensuite bathroom

Appliances Air Cleaner-Electronic, Air Conditioning-Central, Dishwasher-Built-In,

Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Countertop Electric, Stove-Gas, Vacuum Systems, Washer, Wine/Beverage Cooler,

Dishwasher-Two, Projector, Curtains and Blinds

Heating Forced Air-2, In Floor Heat System, Combination

Fireplace Yes

Fireplaces Glass Door

Stories 3

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Backs Onto Lake, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs,

No Back Lane, Playground Nearby, Schools, Shopping Nearby, Ski Hill

Nearby

Roof Clay Tile

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 26th, 2025

Days on Market 143

Zoning Zone 56 HOA Fees 1079.51 HOA Fees Freq. Annually

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