

Courtesy Of Mathew T Haupt and Dane Phaneuf Of Exp Realty

# \$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	64
Zoning	Zone 56
HOA Fees	1028
HOA Fees Freq.	Annually

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