

## \$1,975,000 - 3510 Watson Point(e), Edmonton

MLS® #E4462670

**\$1,975,000**

6 Bedroom, 6.50 Bathroom, 4,375 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Exquisite, thoughtfully designed, and sure to impress, this custom estate offers over 6,400 sqft of living space w/ 6 bedrooms w/ 6.5 luxurious bathrooms. Stunning curb appeal accented by an aggregate driveway, stone w/ acrylic finishes, and a concrete tile roof. Soaring 19ft ceilings create beautiful open sightlines w/ an abundance of natural light that showcases the craftsmanship w/ attention to detail throughout. Prepare family meals in the gourmet kitchen w/ Wolf Sub-Zero appliances, hosting elegant dinner parties in the unique raised dining area, or getting cozy next to the striking floor-to-ceiling stone-clad fireplace. The king-sized primary retreat offers a spa-like ensuite w/ an automated rain-shower system. Enjoy movie nights in the theatre w/ tiered seating w/ popcorn counter, plus a wet bar w/ gym space. Quality upgrades include in-floor heating in the basement w/ oversized 3-car garage, Control4 Home Entertainment System, 2 central A/C units, security system, water system & energy efficient.

Built in 2014

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4462670    |
| Price    | \$1,975,000 |
| Bedrooms | 6           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 6.50                   |
| Full Baths     | 6                      |
| Half Baths     | 1                      |
| Square Footage | 4,375                  |
| 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, Deck, Vaulted Ceiling, Wet Bar, See Remarks |
| Parking   | Insulated, Over Sized, 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, Stone Facing                                                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                           |

### Exterior

|          |                         |
|----------|-------------------------|
| Exterior | Concrete, Stone, Stucco |
|----------|-------------------------|

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Concrete Tiles                                                                                                                                          |
| Construction      | Concrete, Stone, Stucco                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                      |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle     | Riverbend                |
| High       | Lillian Osborne          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 56            |
| HOA Fees       | 950                |
| 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 November 3rd, 2025 at 4:02pm MST