

## \$1,698,000 - 3545 Watson Point(e), Edmonton

MLS® #E4459243

**\$1,698,000**

6 Bedroom, 5.00 Bathroom, 4,123 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this exceptional home offering over 6000 sq ft total living space with a rare blend of luxury, function, and style. The triple tandem garage WITH 8' DOORS, FLOOR DRAINS, GAS LINE & CAR CHARGER easily accommodates up to four vehicles. Inside, you are greeted with soaring ceilings, a dramatic CATWALK, and a formal dining room perfect for entertaining WITH BUILT IN SPEAKERS. The 10' main floor also features a spacious bedroom with ensuite connection, while in the 9' upstairs you'll find a JACK & JILL bathroom and vaulted ceilings that create a grand feel throughout. The great room and primary suite feature stunning double-sided gas fireplaces. The 9' basement is designed for both fun and relaxation, complete with a DANCE STUDIO/MOVIE ROOM, WET BAR, and private SAUNA retreat with IN FLOOR HEAT. WATER PURIFICATION INCL. With west-facing front exposure and an east-facing backyard, natural light flows beautifully from morning to evening. This home truly combines elegance with everyday comfort.

Built in 2016

### Essential Information

MLS® # E4459243

Price \$1,698,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 4,123                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3545 Watson Point(e) |
| Area        | Edmonton             |
| Subdivision | Windermere           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 2L2              |

### Amenities

|           |                                                                                                                                                                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Club House, Dance Floor, Deck, Detectors Smoke, Exercise Room, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Sauna; Swirlpool; Steam, Vaulted Ceiling, Wet Bar, 9 ft. Basement Ceiling |
| Parking   | Insulated, Quad or More Attached, Tandem                                                                                                                                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Freezer, Stove-Gas, Vacuum Systems, Water Distiller, Water Softener, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Projector, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                               |
| Fireplaces        | Direct Vent, Double Sided, Masonry                                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                                                                    |

**Exterior**

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                       |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                                                                              |
| Construction      | Wood, Stone, Stucco                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 19                   |
| Zoning         | Zone 56              |
| HOA Fees       | 1079.51              |
| 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 October 13th, 2025 at 12:32am MDT