

\$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	35
Zoning	Zone 56
HOA Fees	1079.51
HOA Fees Freq.	Annually

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