

# \$1,588,000 - 3310 Watson Bay, Edmonton

MLS® #E4441106

**\$1,588,000**

5 Bedroom, 4.50 Bathroom, 3,490 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Located in prestigious Upper Windermere, this 3,400 sq ft walkout home by Iconic Estate Homes offers exclusive access to private community amenities, including a pool and sports court. Backing onto a scenic walking trail, the open-concept main floor features a soaring two-storey living room, formal dining area, den, and a chef's kitchen with pro-grade appliances, granite counters, a large pantry, and a window-facing sink. Upstairs are four bedrooms: a spacious primary with a 5-piece ensuite, a second bedroom with its own 3-piece ensuite, and two others sharing a Jack-and-Jill bath. The fully finished walkout basement includes in-floor heating, a fifth bedroom, full bath, home theatre, and access to a beautifully landscaped, west-facing yard. Close to schools, shopping and golfing – perfect for a growing family.

Built in 2013

## Essential Information

MLS® #	E4441106
Price	\$1,588,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,490



Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3310 Watson Bay
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0P2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", Front Porch, No Animal Home, No Smoking Home, Walkout Basement
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Sloping Lot
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	87
Zoning	Zone 56
HOA Fees	1080
HOA Fees Freq.	Annually

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