

Courtesy Of Robby Halabi Of Rimrock Real Estate

# \$1,495,000 - 3003 Watson Landing Landing, Edmonton

MLS® #E4424760

**\$1,495,000**

5 Bedroom, 4.50 Bathroom, 2,441 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Luxury at its finest! This stunning custom-built Walkout Bungalow in Upper Windermere boasts top-tier materials, construction, and high-end finishes throughout. A grand foyer with 12ft ceilings and built-in waterfall leads to a bright living room with LED-lit ceilings and expansive windows. The chef's kitchen features Wolf and Subzero appliances, a 12ft island, and a butler's pantry. With 4 bedrooms, a full office, and 5 bathrooms (4 en-suites), the primary suite offers a 7pc spa-like en-suite with steam shower and in-floor heating. Two separate laundry rooms, a fully finished walkout basement with a 200-bottle wine room, wet bar, exercise room, and home theater complete this home. Additional features include home automation, wide-plank hardwood, Italian tile, 4 fireplaces, heated patios, in-floor heating, triple garage, and custom landscaping with a waterfall/firepit plus access to the private Upper Windermere clubhouse with pool, tennis pickleball & hockey. This one-of-a-kind dream home is a must-see!

Built in 2013

## Essential Information

MLS® #	E4424760
Price	\$1,495,000



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,441
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3003 Watson Landing Landing
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2G4

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Patio, Vaulted Ceiling, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	7
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Projector
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	148
Zoning	Zone 56
HOA Fees	950
HOA Fees Freq.	Annually

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