

## \$1,720,000 - 3312 Watson Bay, Edmonton

MLS® #E4455580

**\$1,720,000**

5 Bedroom, 5.50 Bathroom, 3,611 sqft

Single Family on 0.00 Acres

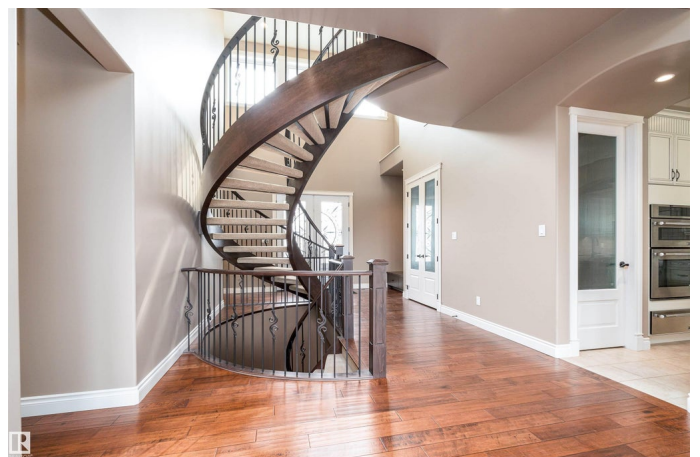
Windermere, Edmonton, AB

Located in a quiet cul-de-sac in prestigious Upper Windermere, this executive home by Carriage Signature Homes offers over 3,600 sq ft above grade of refined living space. The main floor features soaring ceilings, wide-plank hardwood flooring, a chef-inspired kitchen with high-end appliances, a spacious living room with fireplace, formal dining room, and a private office. Upstairs includes a luxurious primary suite with spa-style ensuite, walk-in closet, and private balcony, plus two additional bedrooms each with its own ensuite, and a spacious bonus room. The fully finished walkout basement offers two more bedrooms, 1.5 bathrooms, a large recreation area, and a private office with direct access to the landscaped backyard. Additional features include a triple tandem garage and access to Upper Windermere's private leisure centre. Close to top-rated schools, shopping, restaurants, and transit.

Built in 2013

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4455580    |
| Price      | \$1,720,000 |
| Bedrooms   | 5           |
| Bathrooms  | 5.50        |
| Full Baths | 5           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 3,611                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3312 Watson Bay |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0P2         |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | See Remarks                    |
| Parking Spaces | 4                              |
| Parking        | Tandem, Triple Garage Attached |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Metal                                                                                                           |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 45                  |
| Zoning         | Zone 56             |
| HOA Fees       | 1028                |
| HOA Fees Freq. | Annually            |

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Listing information last updated on October 16th, 2025 at 5:32am MDT