

Courtesy Of Michael A Pavone Of RE/MAX Elite

# \$1,225,000 - 3211 Watson Court, Edmonton

MLS® #E4425737

**\$1,225,000**

5 Bedroom, 3.50 Bathroom, 3,079 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Tucked away in a quiet CUL-DE-SAC on a MASSIVE PIE SHAPED LOT, this beautifully updated home is ready to impress! Fresh NEW CARPETS, toilets, PAINT, and a shed add a modern touch. The main living area features rich HARDWOOD FLOORS, LARGE FLOOR TO CEILING WINDOWS, and a stunning stone fireplace. The chef's kitchen includes GRANITE COUNTERTOPS, a walk-through pantry, STAINLESS STEEL APPLIANCES, and a spacious dining area. A bright den and a stylish 2-piece bath complete the main floor. Upstairs, the primary suite offers a walk-in closet and a SPA LIKE ENSUITE with a soaker tub, dual sinks, and a TWO-WAY FIREPLACE. Two additional bedrooms, a 5-piece bath, a bonus room, and a well-equipped laundry room provide plenty of space. The FINISHED BASEMENT boasts a huge family room WIRED FOR PROJECTOR AND SURROUND SOUND, two oversized bedrooms, and a 3-piece bath. The fully fenced yard features a COVERED DECK, and the HEATED TRIPLE CAR GARAGE offers extra storage. Steps from schools, shopping, and all amenities!

Built in 2010

## Essential Information

MLS® #

E4425737



|                |                        |
|----------------|------------------------|
| Price          | \$1,225,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,079                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3211 Watson Court |
| Area        | Edmonton          |
| Subdivision | Windermere        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 0P2           |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Parking-Extra |
| Parking   | Insulated, Over Sized, Triple Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 56          |
| HOA Fees       | 1001.16          |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 4th, 2025 at 6:17am MDT