

## \$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

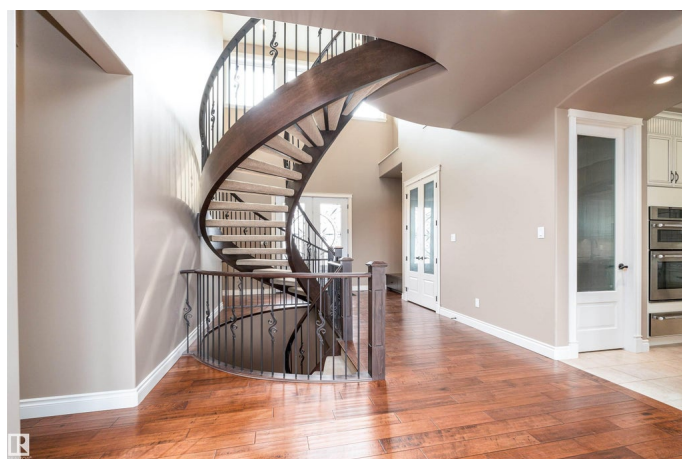
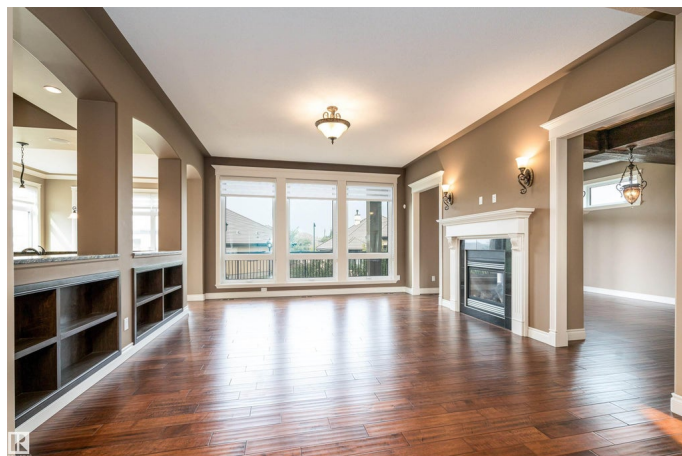
Windermere, Edmonton, AB

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	10
Zoning	Zone 56
HOA Fees	1028
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 11th, 2025 at 8:07am MDT