

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. 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 | 28              |
| Zoning         | Zone 56         |
| HOA Fees       | 950             |
| 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 April 4th, 2025 at 6:32pm MDT