

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

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 9:02pm MDT