

\$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

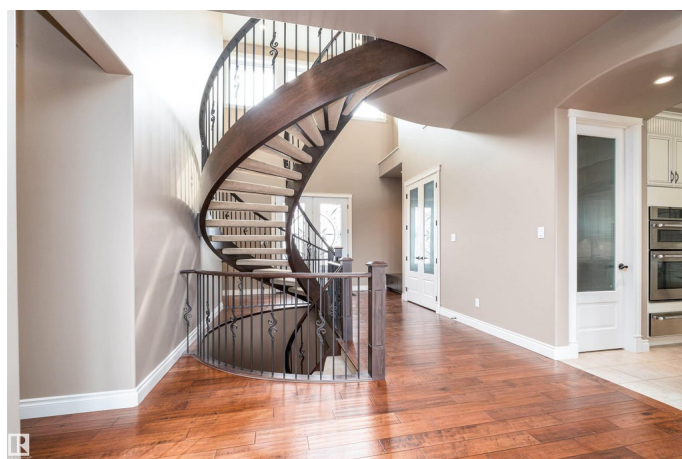
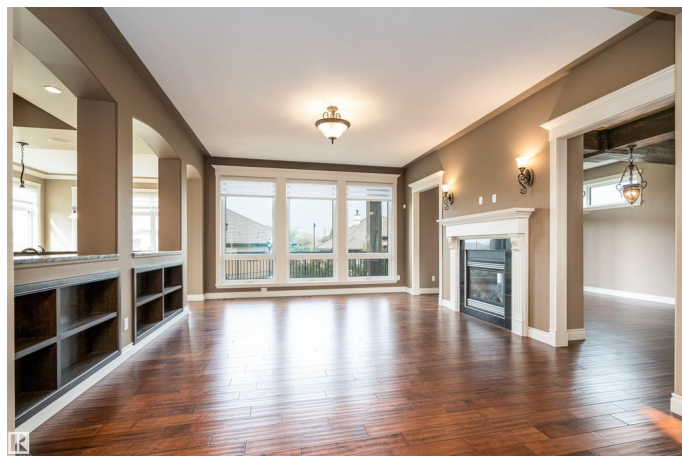
Windermere, Edmonton, AB

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	8
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 9th, 2025 at 5:02pm MDT