

# **\$1,199,000 - 3211 Watson Court, Edmonton**

MLS® #E4425737

**\$1,199,000**

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	\$1,199,000
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
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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	45
Zoning	Zone 56
HOA Fees	1001.16
HOA Fees Freq.	Annually

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