

## \$1,550,000 - 3310 Watson Bay, Edmonton

MLS® #E4457661

**\$1,550,000**

5 Bedroom, 4.50 Bathroom, 3,490 sqft

Single Family on 0.00 Acres

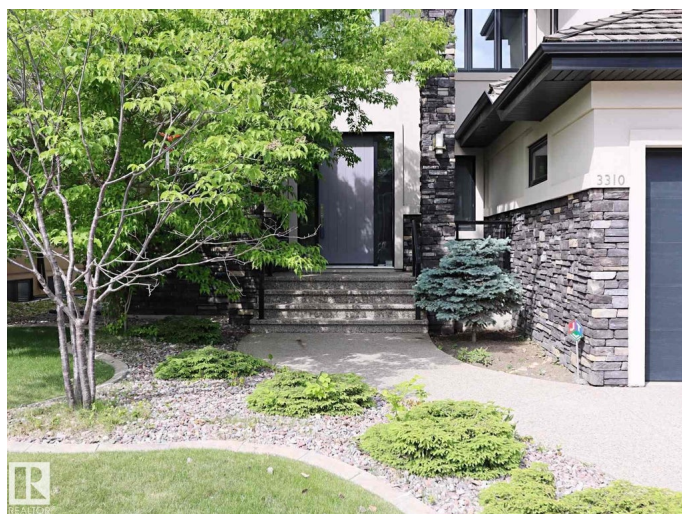
Windermere, Edmonton, AB

Located in prestigious Upper Windermere, this almost 3,500 sq ft walkout home by Iconic Estate Homes offers exclusive access to private community amenities, including a pool and sports court. Backing onto a scenic walking trail, the open-concept main floor features a soaring two-storey living room, formal dining area, den, and a chef's kitchen with pro-grade appliances, granite counters, a large pantry, and a window-facing sink. Upstairs are four bedrooms: a spacious primary with a 5-piece ensuite, a second bedroom with its own 3-piece ensuite, and two others sharing a Jack-and-Jill bath. The fully finished walkout basement includes in-floor heating, a fifth bedroom, full bath, home theatre, and access to a beautifully landscaped, west-facing yard. Close to schools, shopping and golfing – perfect for a growing family.

Built in 2013

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4457661    |
| Price      | \$1,550,000 |
| Bedrooms   | 5           |
| Bathrooms  | 4.50        |
| Full Baths | 4           |
| Half Baths | 1           |



|                |                        |
|----------------|------------------------|
| Square Footage | 3,490                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3310 Watson Bay |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0P2         |

### Amenities

|           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", Front Porch, No Animal Home, No Smoking Home, Walkout Basement |
| Parking   | Triple Garage Attached                                                                                                |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Stories           | 3                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                           |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Sloping Lot |
| Roof              | Cedar Shakes                                                                  |
| Construction      | Wood, Stone, Stucco                                                           |
| Foundation        | Concrete Perimeter                                                            |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 10                   |
| Zoning         | Zone 56              |
| HOA Fees       | 1080                 |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 23rd, 2025 at 4:02am MDT