

## \$2,500,000 - 3054 Watson Landing Landing, Edmonton

MLS® #E4438594

**\$2,500,000**

5 Bedroom, 5.50 Bathroom, 4,618 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this stunning luxury home in Windermere Estates! With nearly 6,900 sq. ft. of exquisite living space, this estate offers a lifestyle of comfort, elegance, and sophistication. Featuring 5 bedrooms, 5.1 bathrooms (including 3 ensuites), every detail is thoughtfully designed. Enjoy movie nights in the private theatre, relax in the swim spa, or entertain on the heated deck. High-end finishes include a built-in Sub-Zero fridge, premium appliances, a Wolfe 6-burner gas stove with grill, a Butler®'s kitchen, and an enjoyable wet bar. Stay fit in your private gym, work from home in the spacious office, or unwind in the tranquil library. Additional features like in-floor heating, a walk-out basement, an elevator, and a triple garage add to the comfort. Overlooking a serene pond, this home blends luxury, privacy, and a refined lifestyle—your dream home awaits!

Built in 2013

### Essential Information

MLS® #	E4438594
Price	\$2,500,000
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1



Square Footage	4,618
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3054 Watson Landing Landing
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2G4

### Amenities

Amenities	Air Conditioner, Bar, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Tub, Hot Water Instant, Patio, Smart/Program. Thermostat, Vaulted Ceiling, Walkout Basement, Wet Bar, See Remarks, Green Building, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	7
Parking	Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Cleaner-Electronic, Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Countertop Electric, Stove-Gas, Vacuum Systems, Washer, Wine/Beverage Cooler, Dishwasher-Two, Projector, Curtains and Blinds
Heating	Forced Air-2, In Floor Heat System, Combination
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Clay Tile
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	89
Zoning	Zone 56
HOA Fees	1079.51
HOA Fees Freq.	Annually

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