

## \$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

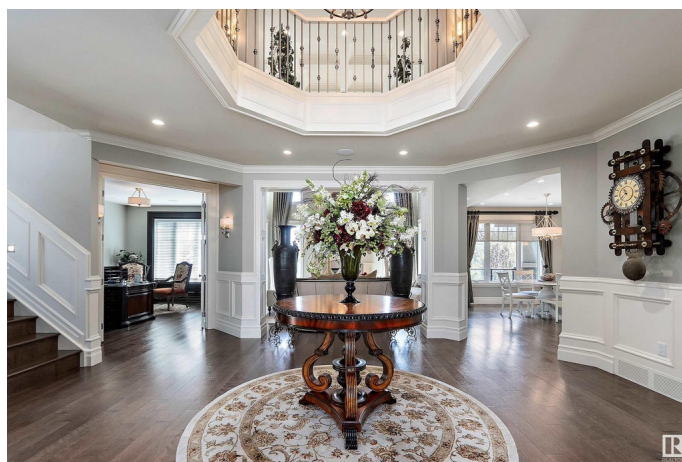
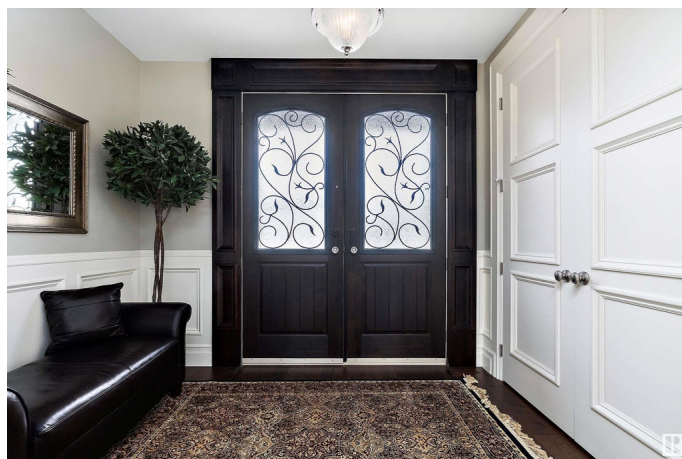
Windermere, Edmonton, AB

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 | 114            |
| Zoning         | Zone 56        |
| HOA Fees       | 1079.51        |
| HOA Fees Freq. | Annually       |

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Listing information last updated on September 17th, 2025 at 12:03am MDT