# \$400,000 - 104 5151 Windermere Boulevard, Edmonton

MLS® #E4440993

### \$400,000

3 Bedroom, 2.50 Bathroom, 1,426 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Amazing modern townhouse with your own private parking garage and next to the amazing shopping of "Currents of Windermere.― This home offers the best of both worlds: the privacy and convenience of a ground-level walkout with the security of controlled building access. Inside, enjoy a bright open-concept layout with oversized windows, a neutral palette, and a walkout to your private stone patio overlooking the parkâ€"perfect for relaxing or entertaining. The stylish kitchen boasts granite countertops, subway tile backsplash, stainless steel appliances, and rich cabinetry. The main floor includes a versatile den, laundry room, 2pc bath, and double attached garage. Upstairs features two large bedrooms, including a primary with walk-in closet and 3pc ensuite. Enjoy premium amenities like concierge service, a gym, and clubhouse. Patio photo is virtually staged.

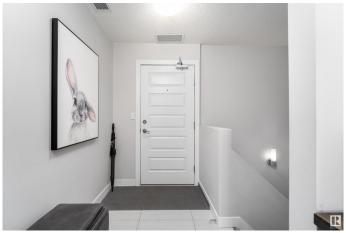


#### **Essential Information**

MLS® # E4440993 Price \$400.000

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,426 Acres 0.00 Year Built 2014

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Multi Level Apartment

Status Active

# **Community Information**

Address 104 5151 Windermere Boulevard

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2K4

## **Amenities**

Amenities Club House, Exercise Room, Parking-Visitor, Secured Parking, Security

Personnel, Sprinkler System-Fire, Storage-In-Suite

Parking Double Garage Attached, Underground

Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer

Heating Heat Pump, Natural Gas

# of Stories 12 Stories 2

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Stone, Stucco

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped,

Park/Reserve, Public Transportation, Schools, Shopping Nearby

Roof EPDM Membrane

Construction Concrete, Stone, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 6th, 2025

Days on Market 60

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$889

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 August 5th, 2025 at 9:17am MDT