

# \$460,000 - 1225 5151 Windermere Boulevard, Edmonton

MLS® #E4464268

**\$460,000**

2 Bedroom, 2.00 Bathroom, 1,517 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

This is luxury living, elevated high at the top of Ambleside. Literally. You will walk into a stunning multi-level home where over 1500 sq. ft. of sophistication meets everyday functionality. Youâ€™ll love the light here with floor-to-ceiling windows framing sweeping, panoramic northern city views. The primary bedroom features a spa-like 5 pc ensuite. The open-concept living space flows into a the kitchen with stainless steel appliances, quartz countertops, and room to entertain. There is a second bedroom and an additional 4 pc bathroom. Practical perks? A titled heated parking stall, and proximity to everything including schools, shops, restaurants, public transit, and medical care. The amenities in the building includes a fitness gym and large recreation room. The rec room has a fully equipped kitchen, which would make it perfect place to host large parties with families and friends. With quick connections to Anthony Henday and Terwillegar Drive, you will love living This Edmonton Life.

Built in 2014

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4464268  |
| Price    | \$460,000 |
| Bedrooms | 2         |



1225-5151 Windermere Blvd SW, Edmonton, AB

Main Floor Interior Area 1176.81 sq ft



0 6 12 ft

PREPARED: 2025/10/30

\*This regions are excluded from total floor area in iGUEDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1225-5151 Windermere Blvd SW, Edmonton, AB

2nd Floor Interior Area 340.49 sq ft  
Excluded Area 267.13 sq ft



0 5 10 ft

PREPARED: 2025/10/30

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|                |                       |
|----------------|-----------------------|
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 1,517                 |
| Acres          | 0.00                  |
| Year Built     | 2014                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Apartment High Rise   |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1225 5151 Windermere Boulevard |
| Area        | Edmonton                       |
| Subdivision | Ambleside                      |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6W 2K4                        |

### Amenities

|           |                                                                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler System-Fire, Vaulted Ceiling |
| Parking   | Underground                                                                                                                                                     |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Composition                                                                         |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City |

|              |                       |
|--------------|-----------------------|
| Roof         | Flat                  |
| Construction | Concrete, Composition |
| Foundation   | Concrete Perimeter    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 56            |
| HOA Fees       | 50                 |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$976              |

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Listing information last updated on November 16th, 2025 at 6:02am MST