

## \$422,000 - 130 5151 Windermere Boulevard, Edmonton

MLS® #E4440704

**\$422,000**

3 Bedroom, 2.50 Bathroom, 1,423 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

2-Storey Executive Townhouse-style Condo. 3 Bedrooms (1 on main level, 2 upper level) and 3 Bathrooms (2 full bathrooms upper level and 1 half bathroom in lower level). Master Bedroom (upper level) has walk-through closet and ensuite bathroom. Private Double Garage (heated) underground. Park your vehicle and walk into your home. This Condo also has 1 extra Parking stall underground (heated) - (about 20 feet from your private Double Garage). This Condo unit faces "South", so there is plenty of natural light. This unit also faces the pond and quiet walkway. Large main level patio and also an upper level deck, with access from the 2 bedrooms. Unit has HEAT and Air Conditioning. Some photos attached are virtually staged.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440704  |
| Price          | \$422,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,423     |
| Acres          | 0.00      |



130-5151 Windermere Blvd, Edmonton, AB



|            |                       |
|------------|-----------------------|
| Year Built | 2015                  |
| Type       | Condo / Townhouse     |
| Sub-Type   | Apartment High Rise   |
| Style      | Multi Level Apartment |
| Status     | Active                |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 130 5151 Windermere Boulevard |
| Area        | Edmonton                      |
| Subdivision | Ambleside                     |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 2K4                       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Club House, Detectors Smoke, Exercise Room, Intercom, No Smoking Home |
| Parking Spaces | 3   |
| Parking        | Double Garage Attached, Heated  |
| Is Waterfront  | Yes   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas   |
| # of Stories      | 12   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Concrete, Composition |
| Exterior Features | Backs Onto Lake       |
| Roof              | Flat                  |
| Construction      | Concrete, Composition |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 56        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$947          |

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Listing information last updated on June 16th, 2025 at 4:17pm MDT