

# **\$310,000 - 613 5151 Windermere Boulevard, Edmonton**

MLS® #E4447394

**\$310,000**

2 Bedroom, 2.00 Bathroom, 799 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Stylish executive apartment in the heart of Windermere. This bright unit offers tall ceilings, huge windows, two bedrooms, two bathrooms, and stainless steel appliances. Enjoy underground parking and access to great building amenities, including a full gym, lounge, and outdoor terrace. Just steps from major shopping and services, making it an ideal choice for Southside condo living.

Built in 2014

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447394               |
| Price          | \$310,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 799                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## **Community Information**

|         |                               |
|---------|-------------------------------|
| Address | 613 5151 Windermere Boulevard |
| Area    | Edmonton                      |



|             |           |
|-------------|-----------|
| Subdivision | Ambleside |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T6W 2K4   |

### Amenities

|           |                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Smoking Home, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Vinyl Windows, See Remarks |
| Parking   | Underground                                                                                                                                                 |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas                                           |
| # of Stories      | 13                                                               |
| Stories           | 9                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                                            |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | EPDM Membrane                                                                                                                                               |
| Construction      | Concrete, Stucco                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 44              |
| Zoning         | Zone 56         |
| Condo Fee      | \$495           |

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Listing information last updated on August 23rd, 2025 at 9:47am MDT