

## \$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 park—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.

Built in 2014

### 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	84
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$889

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