

# **\$329,000 - 409 5151 Windermere Boulevard, Edmonton**

MLS® #E4427558

**\$329,000**

2 Bedroom, 2.00 Bathroom, 976 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to sophisticated urban living in the heart of Ambleside, a sought-after community in Southwest Edmonton. This stylish and desirable single-level condominium offers an inviting atmosphere and boasts a thoughtfully designed open layout over 976.37 sq. ft. of living space, perfect for those who appreciate modern comfort and convenience. Upon entering this corner unit, you're greeted by an abundance of natural light streaming through expansive northeast-facing windows, creating a bright and airy ambiance. The contemporary design is complemented by the durability and sound-insulating qualities of the concrete building, ensuring both privacy and peace. The condo features 2 spacious bedrooms and 2 bathrooms, including a master suite with its own ensuite bathroom. Close to shopping & restaurants, and schools. Easy access to Anthony Henday, Terwillegar Dr and Rabbit Hill Road.

Built in 2015

## **Essential Information**

MLS® #	E4427558
Price	\$329,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	976
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	409 5151 Windermere Boulevard
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K4

### Amenities

Amenities	Club House, Exercise Room, Concierge Service
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Heat Pump, Natural Gas
# of Stories	8
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Concrete, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 26th, 2025
Days on Market	36
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$612

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 May 1st, 2025 at 4:47pm MDT