

Courtesy Of Tyler J Ellis Of Real Broker

\$825,000 - #804 5151 Windermere Boulevard, Edmonton

MLS® #E4433415

\$825,000

3 Bedroom, 2.50 Bathroom, 2,566 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this beautifully maintained family home in desirable Magrath Heights! Just steps from schools, parks & trails, it offers both comfort & convenience. The main floor showcases rich hardwood, an open-concept layout & a cozy 3-sided gas fireplace. The bright kitchen features an island, ample cabinetry & natural light. Upstairs youâ€™™ll find 3 spacious bedrooms, including a primary with walk-in closet, ensuite & its own 3-sided fireplace, plus a versatile bonus room. The fully finished basement adds a 4th bedroom, full bath & large family roomâ€™™ideal for guests or growing families. Enjoy the landscaped, fenced yard with a covered deck perfect for entertaining & room for RV storage. A perfect blend of style, space & locationâ€™™donâ€™™t miss it!

Built in 2014

Essential Information

MLS® #	E4433415
Price	\$825,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,566
Acres	0.00



Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Multi Level Apartment
Status	Active

Community Information

Address	#804 5151 Windermere Boulevard
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K4

Amenities

Amenities	Closet Organizers, Exercise Room, Intercom, Parking-Visitor, Party Room, Secured Parking, Concierge Service, Rooftop Deck/Patio
Parking Spaces	2
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
# of Stories	8
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Metal, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Concrete, Metal, Stucco

Foundation Concrete Perimeter

School Information

Elementary Dr. Margaret-Ann Armour
Middle Dr. Margaret-Ann Armour
High Lillian Osborne School

Additional Information

Date Listed April 30th, 2025
Days on Market 139
Zoning Zone 56
HOA Fees 100
HOA Fees Freq. Annually
Condo Fee \$1,343

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