

## \$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 | 81             |
| Zoning         | Zone 56        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$889          |

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 August 26th, 2025 at 9:18am MDT