

## \$422,000 - 130 5151 Windermere Boulevard, Edmonton

MLS® #E4440704

**\$422,000**

3 Bedroom, 2.50 Bathroom, 1,423 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

2-Storey Executive Townhouse-style Condo.  
3 Bedrooms (1 on main level, 2 upper level)  
and 3 Bathrooms (2 full bathrooms upper level  
and 1 half bathroom in lower level). Master  
Bedroom (upper level) has walk-through closet  
and ensuite bathroom. Private Double  
Garage (heated) underground. Park your  
vehicle and walk into your home. This Condo  
also has 1 extra Parking stall underground  
(heated) - (about 20 feet from your private  
Double Garage). This Condo unit faces  
"South", so there is plenty of natural light. This  
unit also faces the pond and quiet walkway.  
Large main level patio and also an upper level  
deck, with access from the 2 bedrooms. Unit  
has HEAT and Air Conditioning. Some photos  
attached are virtually staged.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440704  |
| Price          | \$422,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,423     |
| Acres          | 0.00      |



130-5151 Windermere Blvd, Edmonton, AB



|            |                       |
|------------|-----------------------|
| Year Built | 2015                  |
| Type       | Condo / Townhouse     |
| Sub-Type   | Apartment High Rise   |
| Style      | Multi Level Apartment |
| Status     | Active                |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 130 5151 Windermere Boulevard |
| Area        | Edmonton                      |
| Subdivision | Ambleside                     |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 2K4                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Club House, Detectors Smoke, Exercise Room, Intercom, No Smoking Home |
| Parking Spaces | 3  |
| Parking        | Double Garage Attached, Heated   |
| Is Waterfront  | Yes  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas   |
| # of Stories      | 12   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Concrete, Composition |
| Exterior Features | Backs Onto Lake       |
| Roof              | Flat                  |
| Construction      | Concrete, Composition |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 59             |
| Zoning         | Zone 56        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$947          |

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Listing information last updated on August 3rd, 2025 at 1:47am MDT