

## \$250,000 - 611 5151 Windermere Boulevard, Edmonton

MLS® #E4429540

**\$250,000**

2 Bedroom, 2.00 Bathroom, 756 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

It's here! The condo you've been waiting for. This 6th floor, 2 bedroom, 2 bathroom, north facing condo has everything you need to enjoy the condo life. The master bedroom offers a walk through closet and ensuite. The kitchen is open to the living area which accesses the deck. This unit also has a 2nd bedroom which could easily be used as a work-from-home office. A second bathroom and in-suite laundry complete this unit. The building itself is concrete and is walking distance to the amenities of the Currents of Windermere. Easy access to the Henday is also a major plus. One titled underground parking stall, key fob controlled/on site security, fitness center and meeting rooms are other perks you can look forward to. Get in while you can!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429540  |
| Price          | \$250,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 756       |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 611 5151 Windermere Boulevard |
| Area        | Edmonton                      |
| Subdivision | Ambleside                     |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 2K4                       |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Exercise Room, Secured Parking, Security Personnel |
| Parking   | Parkade, Single Indoor  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas   |
| # of Stories      | 12   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stone, Stucco                         |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                   |
| Construction      | Concrete, Stone, Stucco                         |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 56         |

|                |          |
|----------------|----------|
| HOA Fees       | 50       |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$495    |

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Listing information last updated on May 1st, 2025 at 2:17am MDT