

## \$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	23
Zoning	Zone 56

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

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 April 30th, 2025 at 5:32pm MDT