

## \$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, PLUS 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	70
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$947

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