

## \$310,000 - 613 5151 Windermere Boulevard, Edmonton

MLS® #E4447394

**\$310,000**

2 Bedroom, 2.00 Bathroom, 799 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Stylish executive apartment in the heart of Windermere. This bright unit offers tall ceilings, huge windows, two bedrooms, two bathrooms, and stainless steel appliances. Enjoy underground parking and access to great building amenities, including a full gym, lounge, and outdoor terrace. Just steps from major shopping and services, making it an ideal choice for Southside condo living.

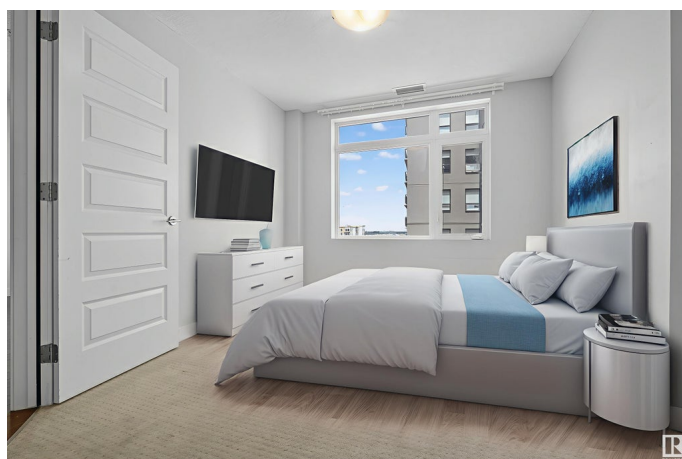
Built in 2014

### Essential Information

MLS® #	E4447394
Price	\$310,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	799
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	613 5151 Windermere Boulevard
Area	Edmonton



Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K4

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Vinyl Windows, See Remarks
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
# of Stories	13
Stories	9
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Schools, Shopping Nearby, Ski Hill Nearby
Roof	EPDM Membrane
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
Days on Market	12
Zoning	Zone 56
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 July 21st, 2025 at 11:47pm MDT