

## \$388,000 - 616 5151 Windermere Boulevard, Edmonton

MLS® #E4447946

**\$388,000**

2 Bedroom, 2.00 Bathroom, 1,023 sqft

Condo / Townhouse on 0.00 Acres

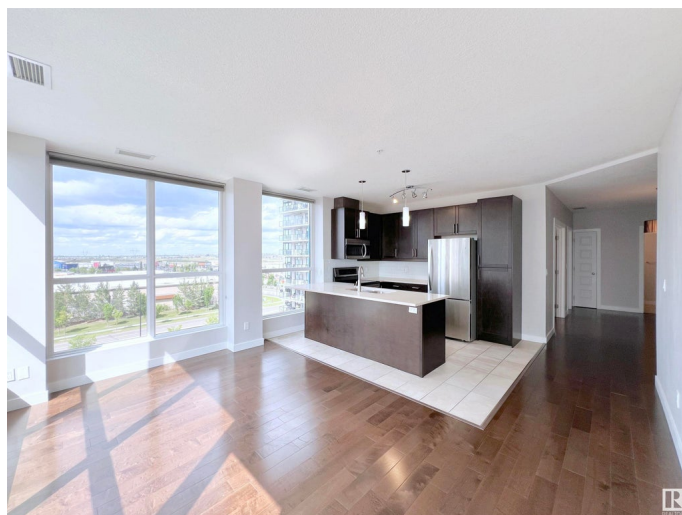
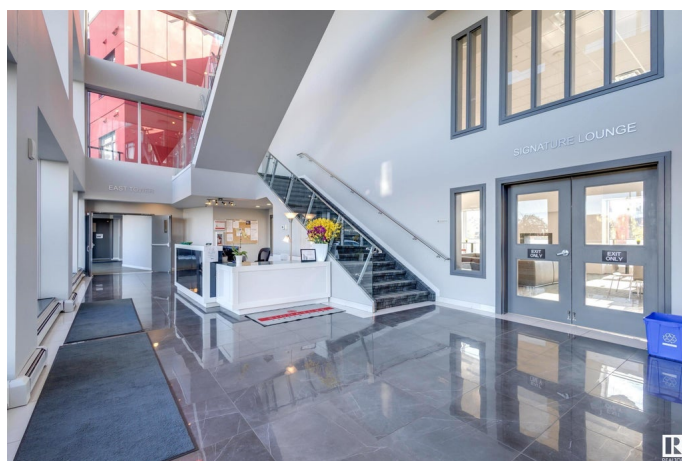
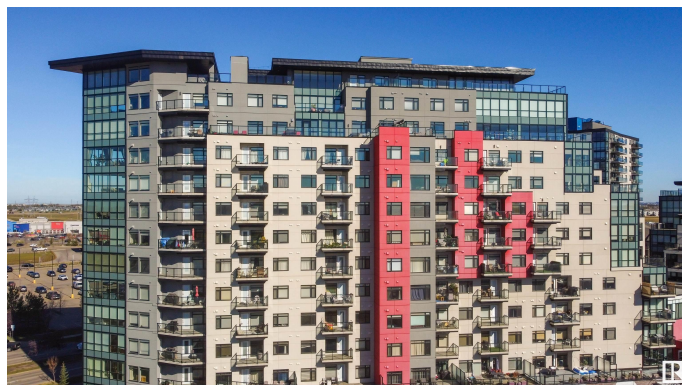
Ambleside, Edmonton, AB

Come to discover contemporary comfort in this 1,024sq?ft corner unit with tranquil pond views. This thoughtfully designed home features 2 beds plus a den, 2 full baths, and a spacious layout ideal for both daily living and entertaining. The open-concept kitchen seamlessly flows into the living area, anchored by large windows that bathe the interior in sunshine and offer a serene outlook. Step out onto your expansive balcony—the perfect spot with a stunning view for morning coffee or evening relaxation. Year-round comfort is assured with central air conditioning and heated underground parking. Walking distance to The Currents of Windermere—Starbucks, Cinema, grocery, dining & retail—all just steps away. Plus, enjoy fast access to HWY?2, Terwillegar Dr, Rabbit Hill Rd, and A-Henday Dr. Amenities include concierge service, gym, social room, secure entry, and visitor parking.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447946  |
| Price      | \$388,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,023                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 616 5151 Windermere Boulevard |
| Area        | Edmonton                      |
| Subdivision | Ambleside                     |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 2K4                       |

### Amenities

|           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Social Rooms, Concierge Service |
| Parking   | Underground                                                                                                                             |

### 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      | 8                                                                                                      |
| Stories           | 8                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                           |
| Exterior Features | Playground Nearby, Shopping Nearby, View Lake, See Remarks |
| Roof              | EPDM Membrane, Tar & Gravel                                |
| Construction      | Concrete, Stucco                                           |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 56         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$641           |

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Listing information last updated on August 5th, 2025 at 9:17am MDT