

# **\$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

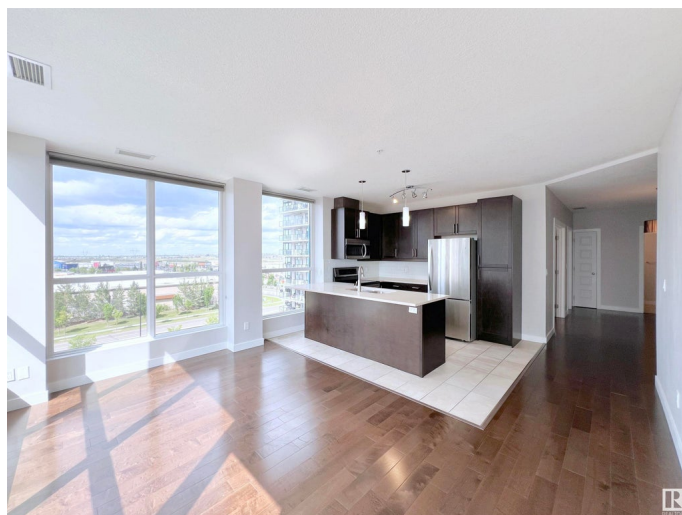
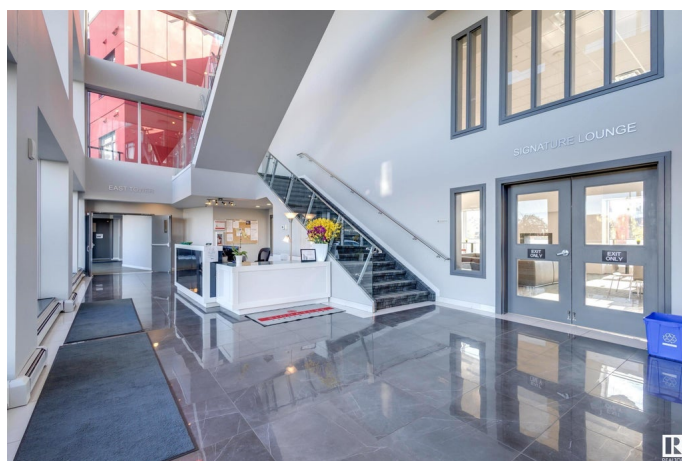
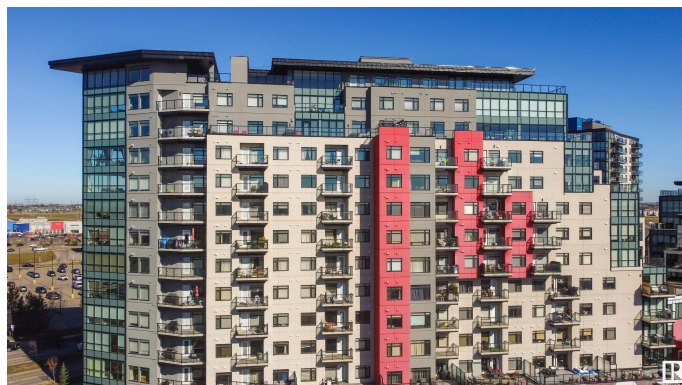
Ambleside, Edmonton, AB

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	15
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$641

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Listing information last updated on July 31st, 2025 at 6:32am MDT