

# \$259,555 - 329 5151 Windermere Boulevard, Edmonton

MLS® #E4451947

**\$259,555**

2 Bedroom, 2.00 Bathroom, 770 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

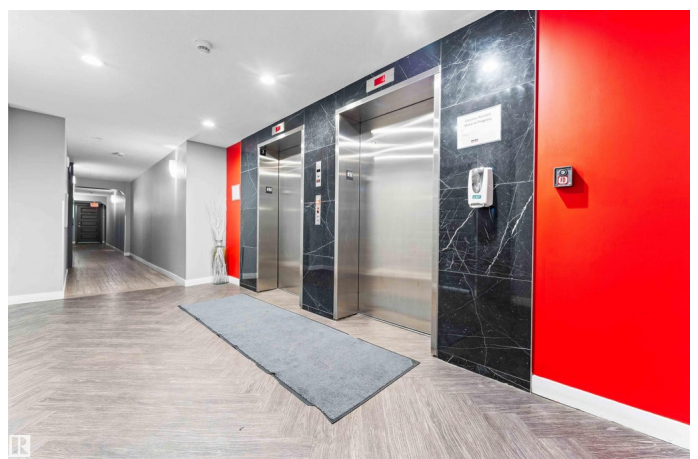
Luxury Living with LOW CONDO FEES in the Heart of Ambleside! Fall in love with this spotless 3rd-floor unit featuring 2 bedrooms, 2 full baths, TITLED underground parking, and in-suite laundry. The open-concept design is bright and inviting, with rich dark, floors, a sun-soaked living/dining area, and a sleek kitchen with stainless steel appliances, mocha cabinetry, and tons of storage. Enjoy your morning coffee on the balcony with city views, or hop to the 2nd floor Gym while enjoying views or greenery & the walking trail! The primary suite offers a walk-through closet & upgraded 4pc ensuite with frameless glass shower. A 2bd bedroom & full bath are perfectly placed for privacy. Bonus: laundry room with extra storage! This secure, professionally managed building offers a full-time concierge, a huge social room w/walkout patio, rec room, & plenty of visitor parking and an unbeatable location. Donâ€™t drive? No problem! you are steps to grocery stores, schools, restaurants, Currents of Windermere, and quick

Built in 2014

## Essential Information

MLS® # E4451947

Price \$259,555



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 770                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 329 5151 Windermere Boulevard |
| Area        | Edmonton                      |
| Subdivision | Ambleside                     |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 2K4                       |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Exercise Room, Parking-Visitor, Secured Parking, Security Door |
| Parking   | Underground                                                                                      |

### 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 | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                       |

|              |                         |
|--------------|-------------------------|
| Construction | Concrete, Stone, Stucco |
| Foundation   | Concrete Perimeter      |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle     | Dr. Margaret-Ann Armour |
| High       | Lillian Osborne School  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 63               |
| Zoning         | Zone 56          |
| HOA Fees       | 105              |
| 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 October 10th, 2025 at 6:47am MDT