

Courtesy Of Tim Fitzsimmons Of MaxWell Challenge Realty

# \$329,000 - 409 5151 Windermere Boulevard, Edmonton

MLS® #E4427558

**\$329,000**

2 Bedroom, 2.00 Bathroom, 976 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to sophisticated urban living in the heart of Ambleside, a sought-after community in Southwest Edmonton. This stylish and desirable single-level condominium offers an inviting atmosphere and boasts a thoughtfully designed open layout over 976.37 sq. ft. of living space, perfect for those who appreciate modern comfort and convenience. Upon entering this corner unit, you're greeted by an abundance of natural light streaming through expansive northeast-facing windows, creating a bright and airy ambiance. The contemporary design is complemented by the durability and sound-insulating qualities of the concrete building, ensuring both privacy and peace. The condo features 2 spacious bedrooms and 2 bathrooms, including a master suite with its own ensuite bathroom. Close to shopping & restaurants, and schools. Easy access to Anthony Henday, Terwillegar Dr and Rabbit Hill Road.

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4427558  |
| Price      | \$329,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 976                    |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 409 5151 Windermere Boulevard |
| Area        | Edmonton                      |
| Subdivision | Ambleside                     |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 2K4                       |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Club House, Exercise Room, Concierge Service |
| Parking Spaces | 1  |
| Parking        | Heated, Underground                          |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Heat Pump, Natural Gas  |
| # of Stories      | 8   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Composition                           |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat  |
| Construction      | Concrete, Composition                           |
| Foundation        | Concrete Perimeter                              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 56          |
| HOA Fees       | 50               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$612            |

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Listing information last updated on April 17th, 2025 at 11:32pm MDT