

\$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

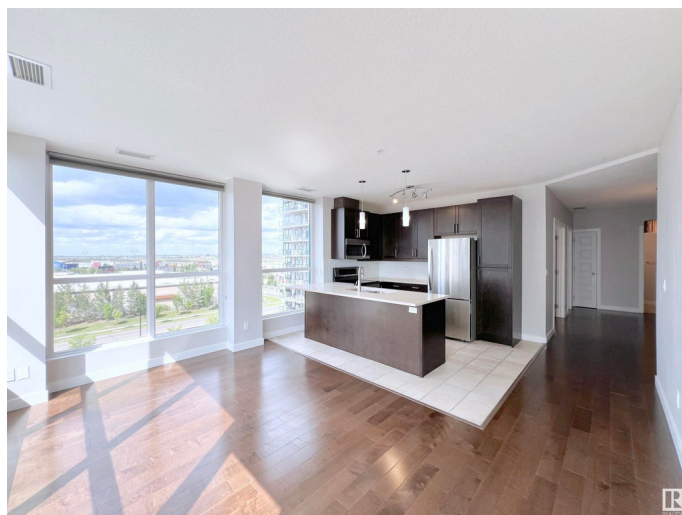
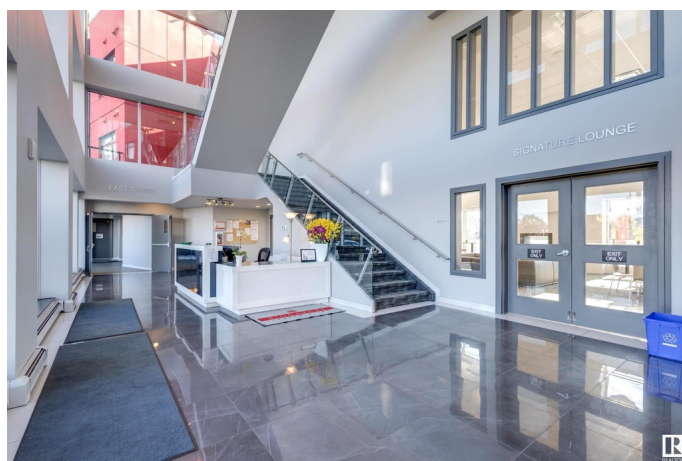
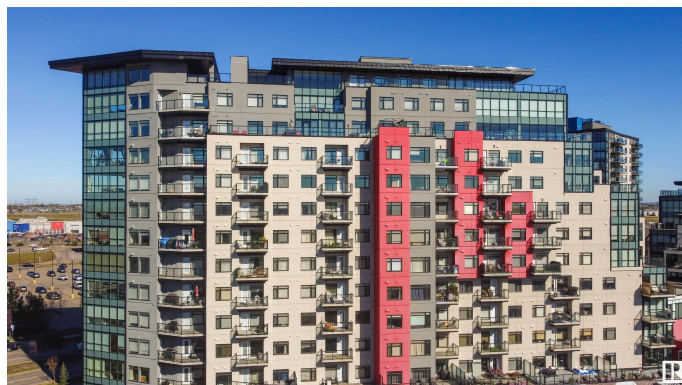
Ambleside, Edmonton, AB

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	18
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$641

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 August 3rd, 2025 at 8:47am MDT