

# **\$235,000 - 610 5151 Windermere Boulevard, Edmonton**

MLS® #E4435804

**\$235,000**

2 Bedroom, 1.00 Bathroom, 638 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to SIGNATURE condominiums in Ambleside of Windermere. This 2 BEDROOM, 1 BATH condo is located on the 6th floor and includes GRANITE countertops, tiled backsplash, upgraded S/S appliances, ceramic tile in the entry, kitchen and bathroom, HARDWOOD flooring in the dining and living room, upgraded WOOD SHELVING in the walk-in closet, forced air, A/C, covered BALCONY with natural gas BBQ hookup. Also included is an extra wide underground HEATED PARKING stall and a STORAGE cage. It is a very short walk to the grocery store and the bus stop (access to Century Park). The complex is secured with a fobbed entry and elevator and offers a lobby with a staffed CONCIERGE, GYM, and a large SOCIAL ROOM including a patio, kitchen, and pool table. Perfect STARTER HOME for singles, couples, or students. If you are looking for a LUXURY condo in Southwest Edmonton, this is a must-see! Possible positive cash flow for investors!!

Built in 2014

## **Essential Information**

MLS® # E4435804

Price \$235,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 638                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 610 5151 Windermere Boulevard |
| Area        | Edmonton                      |
| Subdivision | Ambleside                     |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 2K4                       |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Concierge Service |
| Parking   | Underground   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Heat Pump, Natural Gas   |
| # of Stories | 13   |
| Stories      | 9  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 10th, 2025  
Days on Market                100  
Zoning                              Zone 56  
HOA Fees                         100  
HOA Fees Freq.                Annually  
Condo Fee                        \$407

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